



Winterton Avenue, Sedgfield, TS21 3NH
4 Bed - House - Mid Terrace
£265,950

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An absolute credit to its current owners, it is with pleasure that we offer to the market this deceptively spacious mid-link house with four double bedrooms on Winterton Avenue, within the popular, family orientated location of Sedgefield. This impressive home has undergone recent work which includes a 2023 conservatory to rear, a 2023 re-fitted kitchen & a 2023 re-fitted family bathroom & is the ideal purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities the stunning village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to first floor & access to a ground floor cloaks/wc, an impressive lounge (measuring 24ft approximately) with bay window to front elevation & French doors leading through to the stunning 2023 re-fitted conservatory, 2023 re-fitted kitchen/dining area with a range of fitted wall & base units & further access to a useful utility room. The first floor landing boasts four double bedrooms (the master bedroom bedroom hosting an en-suite shower room) & the beautiful 2023 re-fitted family bathroom with modern three piece suite. Externally, the home enjoys a spectacular sized South-West facing garden which is largely laid to lawn whilst a single garage & driveway lies beyond the garden fence. The front area is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, space & layout of this remarkable home for sale.

EPC Rating: C
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

2023 RE-FITTED KITCHEN / DINING AREA

21'1 x 10'10 (6.43m x 3.30m)

UTILITY ROOM

6'7 x 6'3 (2.01m x 1.91m)

LOUNGE

24'10 x 11'3 (7.57m x 3.43m)

2023 CONSERVATORY

9'3 x 8'2 (2.82m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'6 x 9'11 (3.51m x 3.02m)

2023 RE-FITTED EN-SUITE SHOWER ROOM

6'4 x 4'7 (1.93m x 1.40m)

BEDROOM TWO

11'6 x 9'3 (3.51m x 2.82m)

BEDROOM THREE

11'3 x 9'0 (3.43m x 2.74m)

BEDROOM FOUR

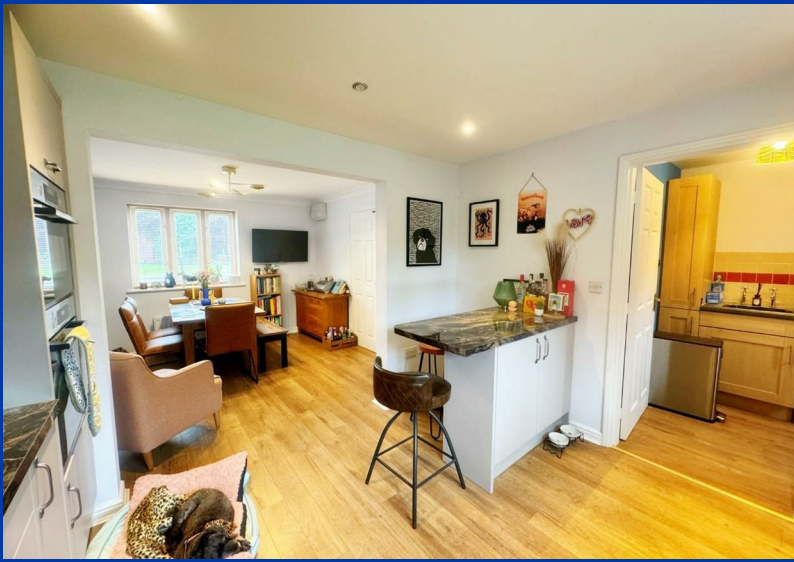
9'9 x 8'3 (2.97m x 2.51m)

2023 RE-FITTED FAMILY BATHROOM

6'7 x 6'5 (2.01m x 1.96m)

EXTERNALLY

SINGLE GARAGE



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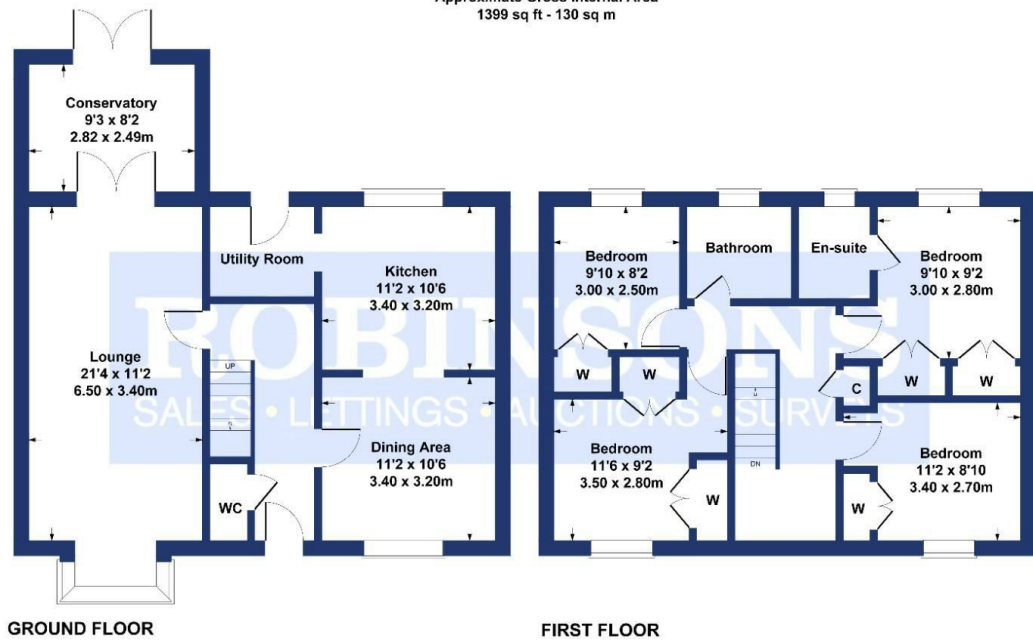
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgfield, TS21 3NH

Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		76	86

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

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