



Mitford Court, Sedgfield, TS21 2JE  
3 Bed - House - Semi-Detached  
£198,500

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Positioned beautifully within the highly sought after, family orientated location of Sedgefield, we are delighted to offer to the market this stunning three bedroom semi detached house on Mitford Court. This tastefully decorated residence has undergone work within the last year, which includes a 2023 re-fitted kitchen, 2023 re-fitted ground floor shower room, a 2023 re-fitted combi boiler & newly fitted carpets throughout. This is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered in & around Sedgefield itself & within excellent commuting distance to both the A1(M) & the A19, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, the 2023 re-fitted ground floor shower room, a lovely open-plan lounge/dining area with window to front elevation, a spectacular conservatory with access to rear & the 2023 re-fitted kitchen with a range of fitted wall & base units & integrated dish washer. The first floor landing boasts three bedrooms & a family bathroom with white suite. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn whilst a further enclosed garden is situated at the front. A single garage lies in a nearby block. We thoroughly recommend full internal viewing in order to fully appreciate the style, quality & standard of this impressive property for sale.

**FAMILY BATHROOM****EXTERNALLY****SINGLE GARAGE TO BLOCK**

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

**ENTRANCE HALLWAY****2023 RE-FITTED GROUND FLOOR SHOWER ROOM****LOUNGE**

13'2 x 12'2 (4.01m x 3.71m)

**DINING ROOM**

8'6 x 8'3 (2.59m x 2.51m)

**2023 RE-FITTED KITCHEN**

9'4 x 8'3 (2.84m x 2.51m)

**CONSERVATORY**

9'3 x 9'2 (2.82m x 2.79m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

10'6 x 9'4 (3.20m x 2.84m)

**BEDROOM TWO**

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

**BEDROOM THREE**

8'6 x 8'2 (2.59m x 2.49m)



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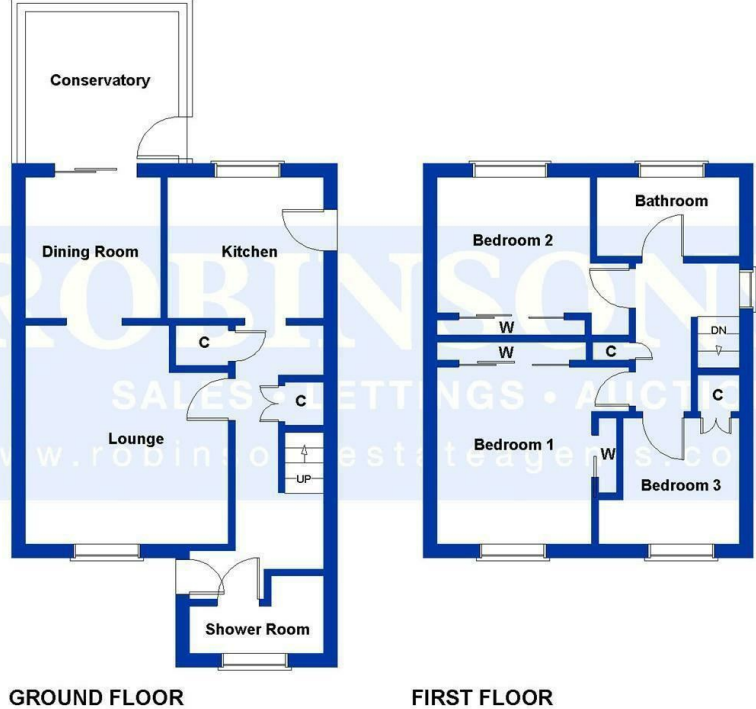
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GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		70	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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