



Maple Grove, Sedgfield, TS21 3DH  
3 Bed - House - Semi-Detached  
Offers Over £134,950

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Positioned pleasantly within the heart Sedgefield, we are delighted to offer to the market with no onward chain; this exceptionally well maintained three bedroom semi detached house on Maple Grove. This impressive property has been a loving family home for many years & is the perfect purchase for the growing family. Having easy access to all of the local amenities the popular village of Sedgefield has to offer, the property is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby with stairs to the first floor, lounge with feature fireplace & window to front elevation, separate dining room & kitchen with a range of fitted wall & bae units. The first floor landing boasts three bedrooms, shower room & separate wc. Externally, the property enjoys a superb sized, enclosed West-facing garden to the rear with paved patio & lawned areas whilst the front offers off road parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout, space & size of this impressive home for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: B

**ENTRANCE LOBBY****LOUNGE**

14'3 x 12'1 (4.34m x 3.68m)

**SEPARATE DINING ROOM**

18'0 x 8'4 (5.49m x 2.54m)

**KITCHEN**

10'11 x 7'5 (3.33m x 2.26m)

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

14'9 x 10'9 (4.50m x 3.28m)

**BEDROOM TWO**

9'10 x 9'9 (3.00m x 2.97m)

**BEDROOM THREE**

8'0 x 7'7 (2.44m x 2.31m)

**BATHROOM**

6'5 x 4'10 (1.96m x 1.47m)

**SEPARATE WC****EXTERNALLY**



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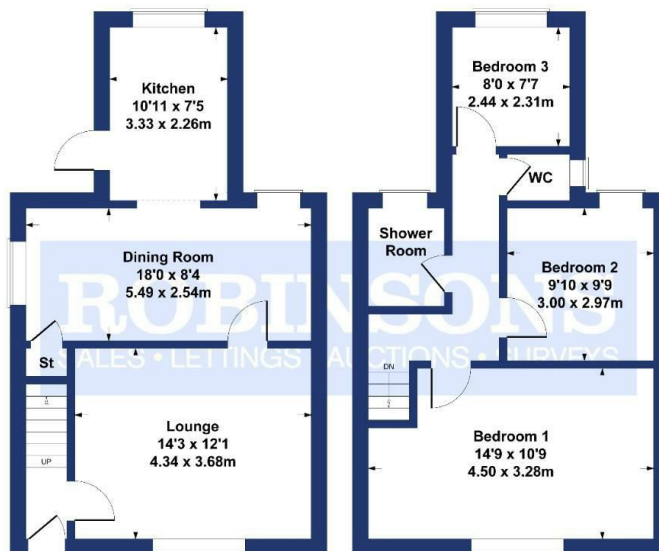
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Maple Grove, Sedgfield, TS21 3DH

Approximate Gross Internal Area  
919 sq ft - 85 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	85		

Energy Efficiency Rating: A (70-75), B (65-70), C (55-65), D (45-55), E (35-45), F (25-35), G (1-25).  
Environmental Impact (CO<sub>2</sub>) Rating: A (101-91), B (80-101), C (55-80), D (35-55), E (21-35), F (11-21), G (1-11).

### DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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