



**Cunningham Court, Sedgefield, TS21 3BP**  
**4 Bed - House - Detached**  
**£279,950**

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We are delighted to offer to the market with no onward chain, this deceptively spacious detached house with four bedrooms positioned pleasantly within the highly desirable location of Cunningham Court, Sedgefield. This impressive residence is decorated neutrally throughout, benefits from en-suite facilities to the master bedroom & is an ideal purchase for the growing family. Having easy access to all of the local amenities Sedgefield itself has to offer & within excellent commuting distance to Durham City, Darlington & Teeside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, separate dining room, a lovely sized breakfasting kitchen (measuring 14ft approximately) with a range of fitted wall & base units, utility room & ground floor cloaks/wc. The first floor landing boasts four bedrooms (three of which are double), en-suite shower room to master & family bathroom with three piece suite. Externally, the property enjoys a good sized, enclosed garden to rear which is largely laid to lawn whilst to the front there is a driveway leading to an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & space offered within this lovely home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### **ENTRANCE HALLWAY**

**LOUNGE**  
17'8 x 11'11 (5.38m x 3.63m)

**DINING ROOM**  
10'0 x 9'7 (3.05m x 2.92m)

**BREAKFASTING KITCHEN**  
14'1 x 9'7 (4.29m x 2.92m)

**UTILITY ROOM**  
9'5 x 7'5 (2.87m x 2.26m)

#### **GROUND FLOOR CLOAKS/WC**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'0 x 10'0 (3.66m x 3.05m)

**EN-SUITE SHOWER ROOM**  
6'1 x 5'1 (1.85m x 1.55m)

**BEDROOM TWO**  
14'7 x 8'10 (4.45m x 2.69m)

**BEDROOM THREE**  
10'6 x 10'0 (3.20m x 3.05m)

**BEDROOM FOUR**  
9'0 x 7'1 (2.74m x 2.16m)

**FAMILY BATHROOM**  
8'2 x 6'9 (2.49m x 2.06m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**





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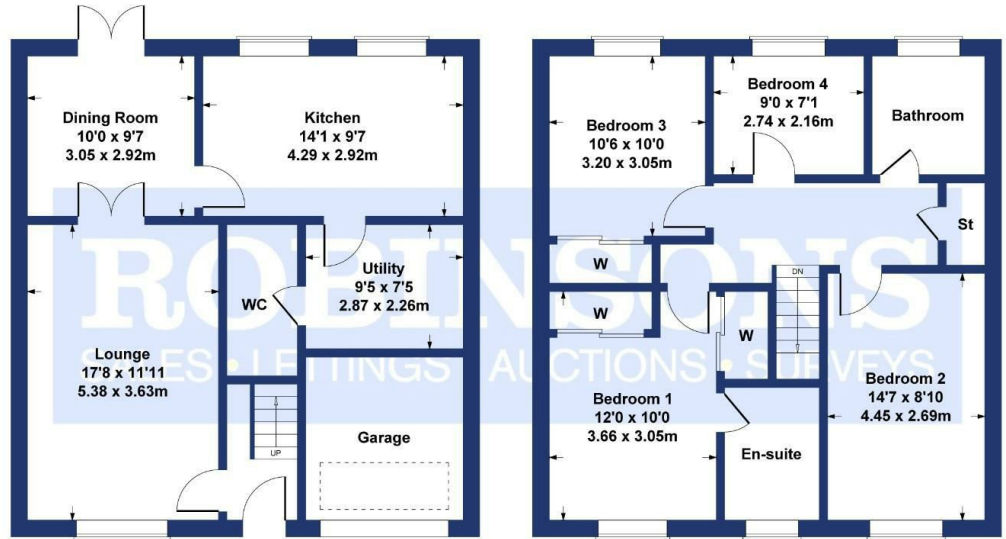
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cunningham Court, Sedgfield, TS21 3BP

Approximate Gross Internal Area  
1448 sq ft - 135 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
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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