



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



OUR SERVICES

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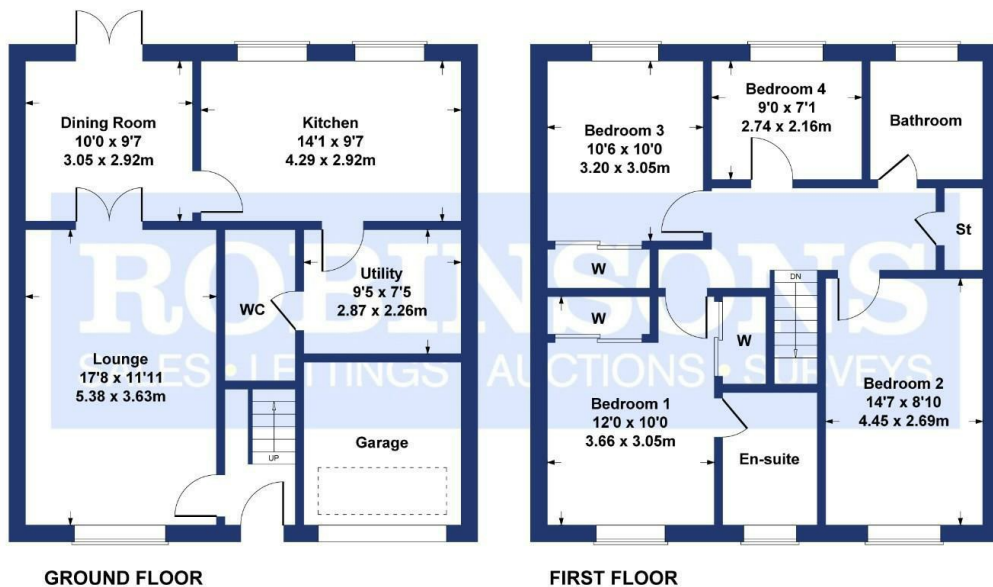
Lettings and Management

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	85		

Energy Efficiency Rating: 75 (Current), 85 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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@robinsonsspenny Moor.co.uk

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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