



West End, Sedgfield, TS21 2BW  
5 Bed - House - Terraced  
£565,000

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## West End Sedgefield, TS21 2BW

Nestled in the heart of the charming West End in Sedgefield, this well proportioned terraced house is a true gem waiting to be discovered. Boasting three reception rooms & five bedrooms, this property offers ample space for a growing family or those who love to entertain.

The property features a generous 255ft (approximately) garden to the rear, which is largely laid to lawn, with a wide range of plant, tree & shrub borders, double garage & has immediate access onto West Park Lane.

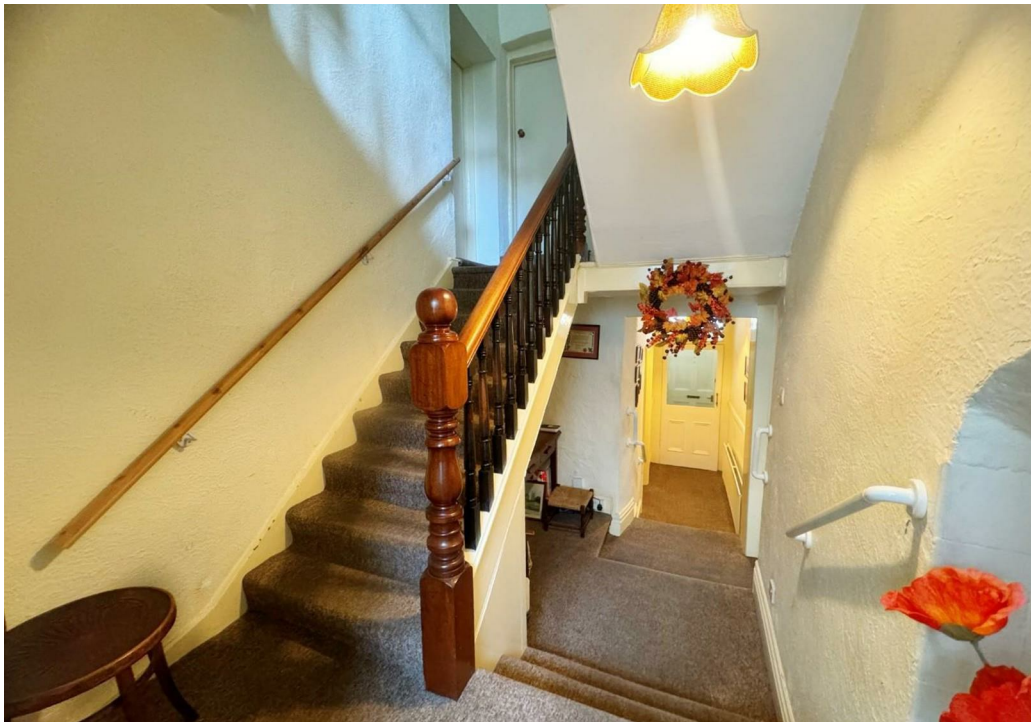
This deceptively spacious residence has been a loving family home for many years & is brimming with possibilities, offering an excellent opportunity for a new owner to add their own personal touch to the property & retain the original character features offered throughout.

In brief, this lovely home comprises: Welcoming entrance hallway with stairs to the first floor, ground floor study, an exquisite 33ft (approximately) lounge/family room with bay window to front elevation, separate dining room with access to cellar & useful ground floor cloaks/wc, kitchen with a range of fitted wall & base units & small lean-to conservatory. The first floor landing boasts four bedrooms (three of which are double) & the upper landing hosts the master bedroom & family bathroom.

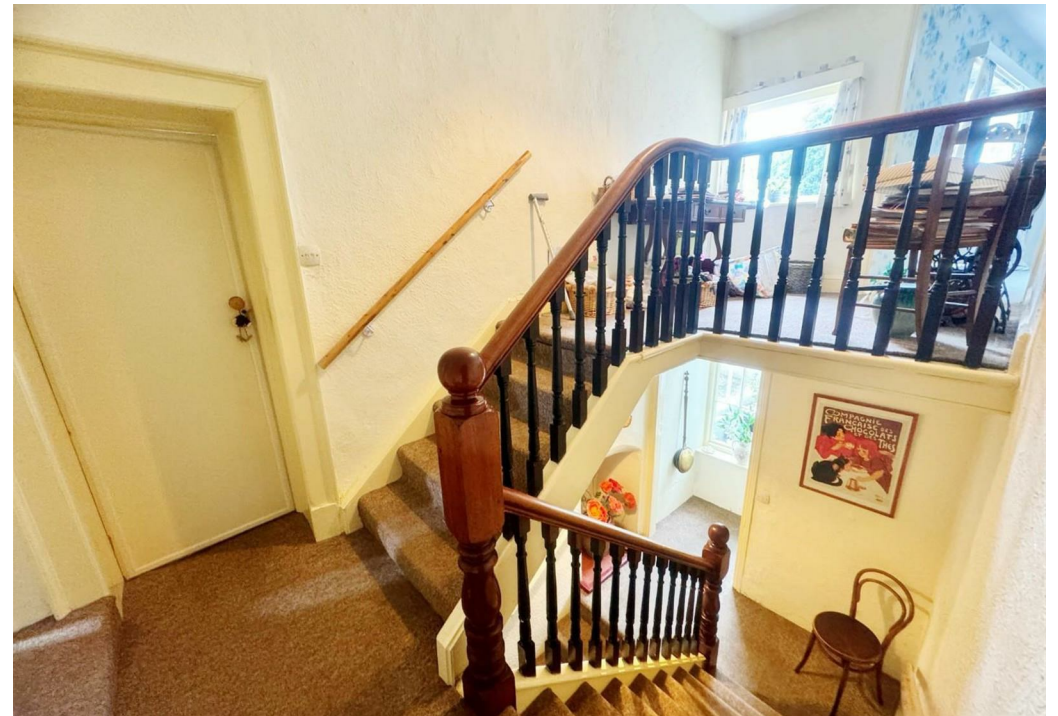
The rear garden is spectacular; with great potential for keen gardeners & is accessible from West Park Lane itself. A second cellar lies within the garden in addition.

We urge clients not to miss out on this excellent opportunity to acquire such a statement residence within the highly sought after area of Sedgefield & thoroughly recommend full internal inspection in order to fully appreciate the size, style, layout & possibilities offered within this impressive property.











#### **ENTRANCE HALLWAY**

#### **STUDY**

16'0 x 10'9 (4.88m x 3.28m)

#### **LOUNGE / FAMILY ROOM**

33'8 x 10'8 (10.26m x 3.25m)

#### **SEPARATE DINING ROOM**

15'11 x 13'0 (4.85m x 3.96m)

#### **KITCHEN**

16'6 x 8'4 (5.03m x 2.54m)

#### **LEAN-TO GARDEN ROOM**

13'3 x 3'8 (4.04m x 1.12m)

#### **UTILITY / WC**

#### **CELLAR**

9'6 x 8'10 (2.90m x 2.69m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

14'9 x 12'8 (4.50m x 3.86m)

#### **BATHROOM**

14'2 x 10'6 (4.32m x 3.20m)

#### **BEDROOM TWO**

15'1 x 13'11 (4.60m x 4.24m)

#### **BEDROOM THREE**

15'8 x 10'11 (4.78m x 3.33m)

#### **BEDROOM FOUR**

13'9 x 11'7 (4.19m x 3.53m)


#### **BEDROOM FIVE**

10'10 x 8'3 (3.30m x 2.51m)

#### **EXTERNALLY**

#### **GARAGE**

26'0 x 13'0 (7.92m x 3.96m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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