



**Rosedale Close, Sedgefield, TS21 3EQ**  
**3 Bed - House - Semi-Detached**  
**Offers Around £185,000**

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We are delighted to offer to the market with no onward chain; this exceptionally well maintained three bedroom semi detached house pleasantly positioned within the highly sought after, family orientated location of Rosedale Close, Sedgfield. This deceptively spacious property has been a loving home for many years & is the perfect purchase for clients seeking a dwelling which they can 'put their home stamp on'. Having easy access to all of the local amenities the popular village of Sedgfield has to offer, the property is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, lounge with bay window to front elevation, dining room & kitchen with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, the property enjoys a good sized, enclosed South-East facing rear garden which is largely laid to lawn with patio area whilst to the front, there is a spacious driveway with ample vehicle parking leading to a detached single garage (which measures 21ft approximately). We encourage thorough internal inspection in order to fully appreciate the style, layout & space of this impressive home for sale.

**DETACHED SINGLE GARAGE**  
21'10 x 10'2 (6.65m x 3.10m)

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

**ENTRANCE HALLWAY**

**LOUNGE**  
13'5 x 12'2 (4.09m x 3.71m)

**DINING ROOM**  
10'10 x 6'11 (3.30m x 2.11m)

**KITCHEN**  
10'10 x 7'10 (3.30m x 2.39m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'5 x 7'10 (4.09m x 2.39m)

**BEDROOM TWO**  
10'6 x 6'7 (3.20m x 2.01m)

**BEDROOM THREE**  
9'2 x 8'10 (2.79m x 2.69m)

**FAMILY BATHROOM**  
5'11 x 5'11 (1.80m x 1.80m)

**EXTERNALLY**







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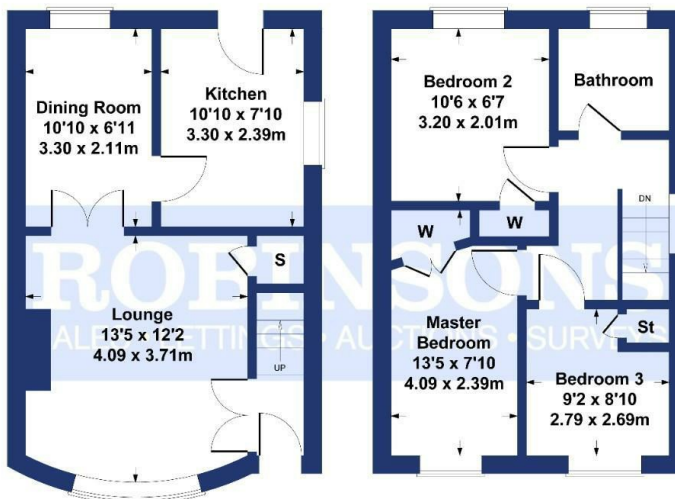
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rosedale Close, Sedgfield, TS21 3EQ

Approximate Gross Internal Area  
724 sq ft - 67 sq m



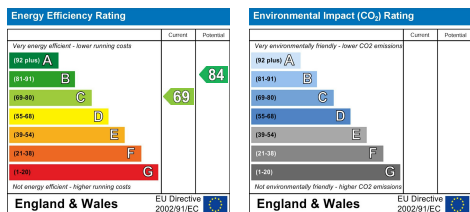
GROUND FLOOR

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



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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.

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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