



North Park Road, Sedgfield, TS21 2AP  
4 Bed - House - Detached  
£325,000

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Positioned just off Durham Road; it is with pleasure that we offer to the market this stunning four bedroom detached house on North Park Road, within the highly sought after, family orientated location of Sedgefield. This beautiful property is presented to a superb standard throughout, boasts spacious rooms & is the ideal purchase for the family. Having easy access to all of the local amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to first floor & access to a useful ground floor shower room/wc, a beautiful open-plan lounge/dining area (measuring 22ft x 19ft approximately) with window to front elevation & sliding doors to rear, kitchen with a range of fitted wall & base units & further access to a utility room. The first floor landing boasts four bedrooms & a family bathroom with three piece suite. Externally, the property enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn with driveway leading to a single garage, whilst the front is open aspect & laid to lawn. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout & space of this immaculate home for sale.

**BEDROOM FOUR**

8'10 x 8'3 (2.69m x 2.51m)

**FAMILY BATHROOM**

9'10 x 5'9 (3.00m x 1.75m)

**EXTERNALLY****SINGLE GARAGE**

16'0 x 8'11 (4.88m x 2.72m)

FREEHOLD

EPC Rating: TBC

Council Tax Band: E

**ENTRANCE PORCH**

9'0 x 6'5 (2.74m x 1.96m)

**ENTRANCE HALLWAY****GROUND FLOOR SHOWER ROOM/WC**

10'9 x 3'9 (3.28m x 1.14m)

**LOUNGE / DINING AREA**

22'3 x 19'2 (6.78m x 5.84m)

**KITCHEN**

10'7 x 8'11 (3.23m x 2.72m)

**UTILITY ROOM**

10'1 x 7'1 (3.07m x 2.16m)

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

12'2 x 10'4 (3.71m x 3.15m)

**BEDROOM TWO**

10'6 x 10'2 (3.20m x 3.10m)

**BEDROOM THREE**

9'2 x 7'10 (2.79m x 2.39m)



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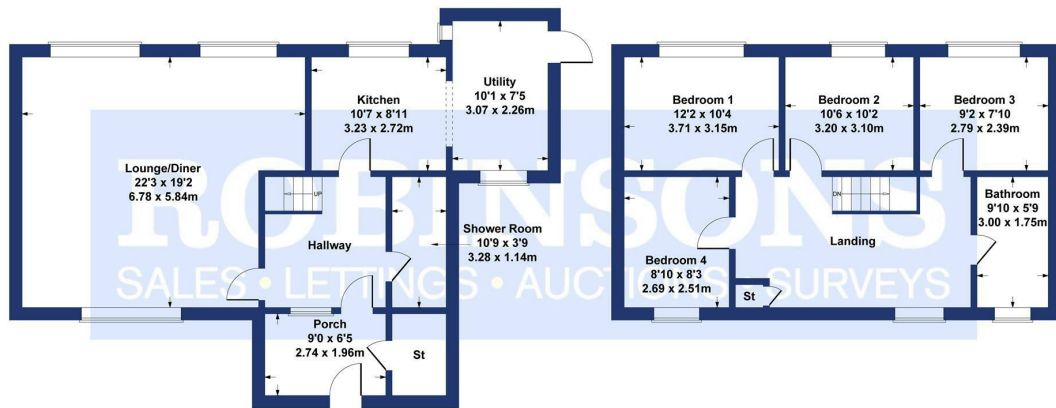
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## North Park Road, Sedgefield, TS21 2AP

Approximate Gross Internal Area  
1502 sq ft - 140 sq m



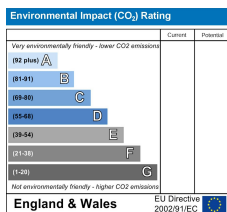
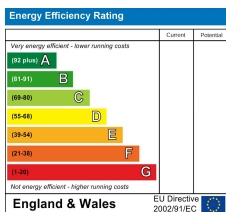
GROUND FLOOR

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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