



Saddler Drive, Sedgfield, TS21 2BF
4 Bed - House - Detached
25% Shared Ownership £85,000

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Available to purchase via the part-buy, part-rent scheme, this home is available to purchase and is listed at 25% of the market value. (It may be possible, in the future to purchase between 25% - 75% of the market value). Certain criteria is required to purchase, please contact us for further information.

'The Enysham' is a four bedroom detached property which offers spacious living areas, making it ideal for the larger family. The property itself briefly comprises: Welcoming entrance hallway with stairs to first floor, ground floor cloaks/wc, spacious lounge with window to front elevation, a spectacular breakfasting kitchen with a range of modern units & integrated appliances & access through to a separate dining room. The first floor landing offers four good sized bedrooms (three of which host their own en-suite shower rooms) & a beautiful family bathroom with white three piece suite. Externally, there is a lovely sized, enclosed garden to the rear which has been thoroughly upgraded by its current owner. To the front, this immaculate home provides ample driveway parking & leads to a single garage. This is the perfect opportunity for a family seeking space, to acquire this well proportioned home & we highly encourage full internal inspection in order to fully appreciate the standard, style, space, size & layout of this tremendous home.

DISCLAIMER: This property is part of the 'Heylo Shared Ownership Scheme' & terms & conditions apply. Shared ownership buyer eligibility criteria can be found at www.homereach.org.uk/generaleligibility. This property is not available for purchase by Private Landlords or those looking for Buy to Let Properties.

Tenure: Leasehold (125 years from 2019)

Share Available: 25% (£85,000)

Shared Ownership Rent: £683.11 per month (subject to annual review)

Lease Management Fee: £25.61 (subject to annual review)

Council Tax: Band E
EPC Rating: B

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

18'3 x 10'10 (5.56m x 3.30m)

BREAKFASTING KITCHEN

16'8 x 10'5 (5.08m x 3.18m)

DINING ROOM

9'8 x 9'8 (2.95m x 2.95m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'7 x 12'10 (4.75m x 3.91m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13'7 x 13'6 (4.14m x 4.11m)

EN-SUITE SHOWER ROOM

BEDROOM THREE

10'3 x 8'5 (3.12m x 2.57m)

BEDROOM FOUR

10'4 x 8'10 (3.15m x 2.69m)

FAMILY BATHROOM

7'5 x 6'1 (2.26m x 1.85m)

EXTERNALLY

SINGLE GARAGE

15'7 x 8'3 (4.75m x 2.51m)



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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 (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (46-54) | |
| F (35-45) | |
| G (21-34) | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (46-54) | |
| F (35-45) | |
| G (21-34) | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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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.

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