



Lorimer Close, Sedgfield, TS21 2BP
4 Bed - House - Detached
£375,000

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We are delighted to offer for sale this stunning, executive detached family home with four bedrooms, situated beautifully on Lorimer Close, within the highly sought after location of Sedgefield. 'The Haddenham' is a spectacular residence, constructed by Taylor Wimpey in 2019 & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities the desirable village itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating & double glazing throughout. Presented with a touch of style & sophistication, boasting spacious rooms throughout & offering an excellent amount of living space (1442 sq ft approximately) this luxury property is flooded with natural light & briefly comprises: Welcoming entrance hallway with stairs to the first floor & useful ground floor cloak/wc, lovely lounge with attractive bay window to front elevation, an excellent sized kitchen/dining area (measuring 20ft approx) with a range of fitted wall & base units & French doors to the rear garden & an additional utility room. The first floor landing boasts four double bedrooms (two of which have their own en-suite facilities) & a family bathroom with modern three piece suite. Externally, this well proportioned home enjoys a lovely sized, enclosed East-facing garden to the rear which is largely laid to lawn & boasting a paved patio area; whilst to the front, there is a driveway with ample vehicle parking leading to an integral single garage. We thoroughly encourage full internal inspection in order to fully appreciate the style, layout, quality, standard & size of this remarkable, executive residence for sale.

EPC Rating: B
Council Tax Band: E
Tenure: FREEHOLD

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

19'10 x 11'2 (6.05m x 3.40m)

KITCHEN / DINING AREA

20'7 x 11'7 (6.27m x 3.53m)

UTILITY ROOM

10'8 x 5'7 (3.25m x 1.70m)

FIRST FLOOR LANDING

MASTER BEDROOM

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

EN-SUITE SHOWER ROOM

6'6 x 5'8 (1.98m x 1.73m)

BEDROOM TWO

13'3 x 12'6 (4.04m x 3.81m)

EN-SUITE SHOWER ROOM

7'3 x 4'6 (2.21m x 1.37m)

BEDROOM THREE

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM FOUR

10'6 x 9'1 (3.20m x 2.77m)

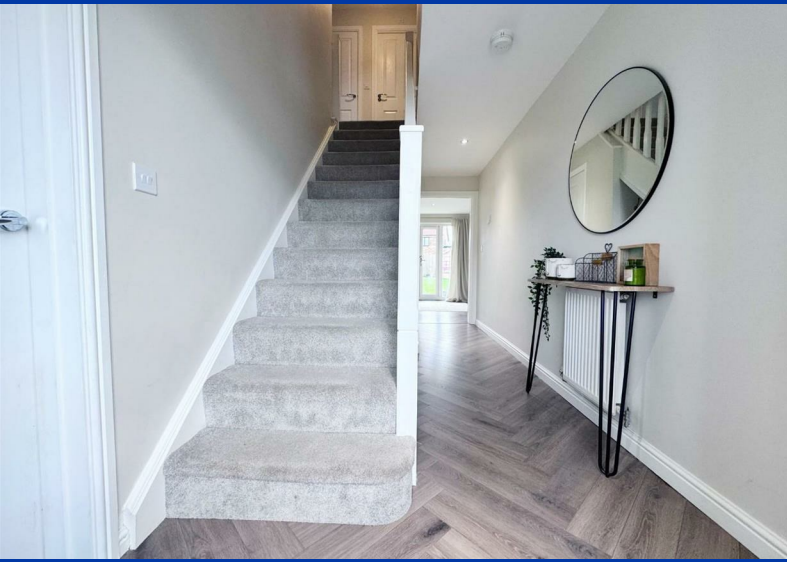
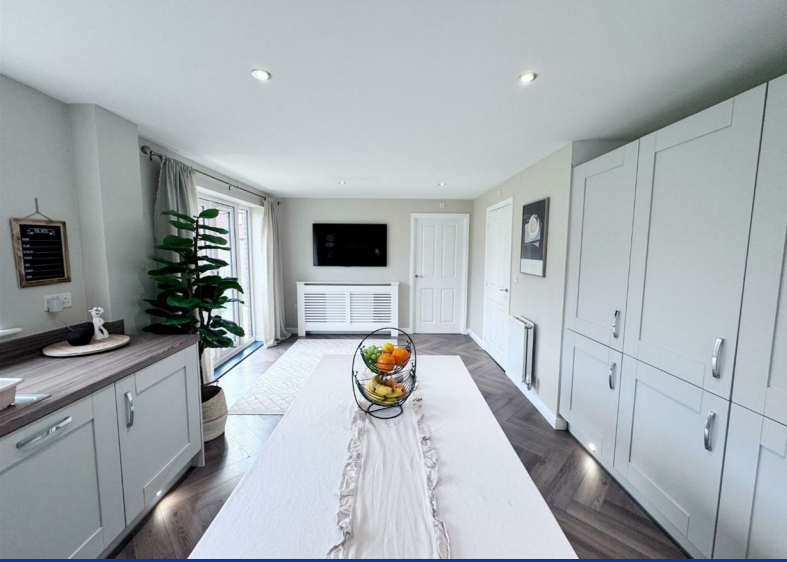
FAMILY BATHROOM

9'4 x 6'3 (2.84m x 1.91m)

EXTERNALLY

SINGLE GARAGE

17'6 x 7'11 (5.33m x 2.41m)



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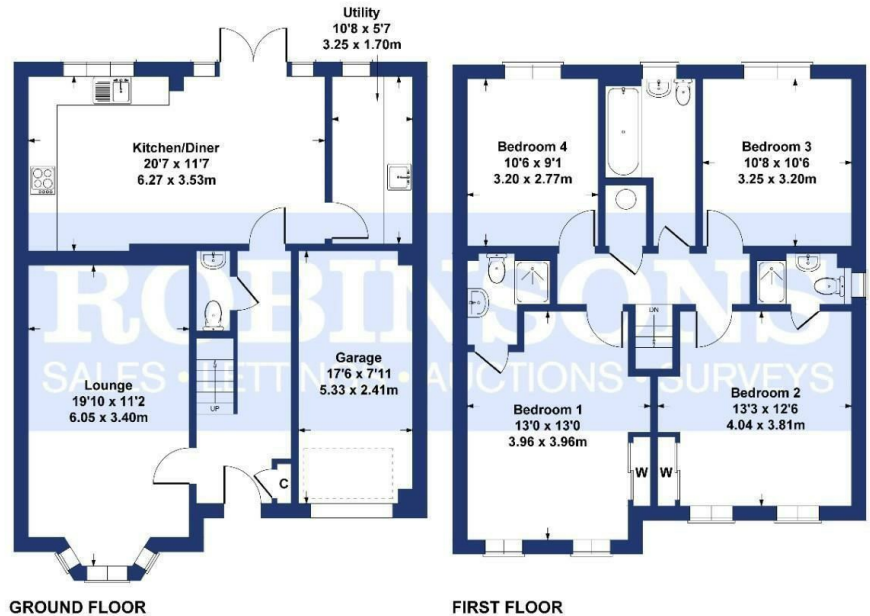
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgefield, TS21 2BP

Approximate Gross Internal Area
1639 sq ft - 152 sq m



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. 2023

Energy Efficiency Rating	
Current	Potential
84	93
Very energy efficient - lower running costs 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 Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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