



The Square, Sedgfield, TS21 2AD
3 Bed - House - Terraced
O.I.R.O £315,000

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Oozing character & authenticity; we are delighted to present to the market this outstanding, double-fronted 'cottage' style property with three bedrooms & additional loft space pleasantly positioned within the heart of Sedgefield on The Square. This exquisite, 300 year old residence has been lovingly modernised by its current owners & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities the stunning village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating & double glazing throughout. This unique 'period' property is positioned amongst homes of similar calibre with open green space to front elevation & briefly comprises: Welcoming entrance into a stunning lounge with wood burner & stairs to the first floor, separate dining room with window to front elevation, beautiful kitchen with a range of fitted wall & base units & access to a courtyard. The first floor landing boasts three bedrooms (the master bedroom having en-suite facilities) & a remarkable bathroom with free roll top bath. To the second floor, a stunning & spacious loft space (measuring 28ft approximately) features velux windows leads to a second loft room, currently utilized as a study. Externally, an enclosed courtyard is positioned to the rear with an artificial lawn, a raised flower bed, and a garden shed. This truly impeccable residence, located in a highly desirable setting, is certain to attract significant interest & we thoroughly recommend full internal inspection in order to fully appreciate the style, quality, space, charm & layout of this truly remarkable property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE INTO:

LOUNGE
16'5 x 12'11 (5.00m x 3.94m)

SEPARATE DINING ROOM
14'9 x 12'7 (4.50m x 3.84m)

KITCHEN
12'3 x 10'3 (3.73m x 3.12m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'2 x 10'1 (4.01m x 3.07m)

EN-SUITE SHOWER ROOM
7'6 x 3'5 (2.29m x 1.04m)

BEDROOM TWO
11'9 x 9'5 (3.58m x 2.87m)

BEDROOM THREE
13'0 x 7'1 (3.96m x 2.16m)

BATHROOM
10'1 x 5'5 (3.07m x 1.65m)

SECOND FLOOR:

LOFT SPACE
28'0 x 7'10 (8.53m x 2.39m)

EXTERNALLY



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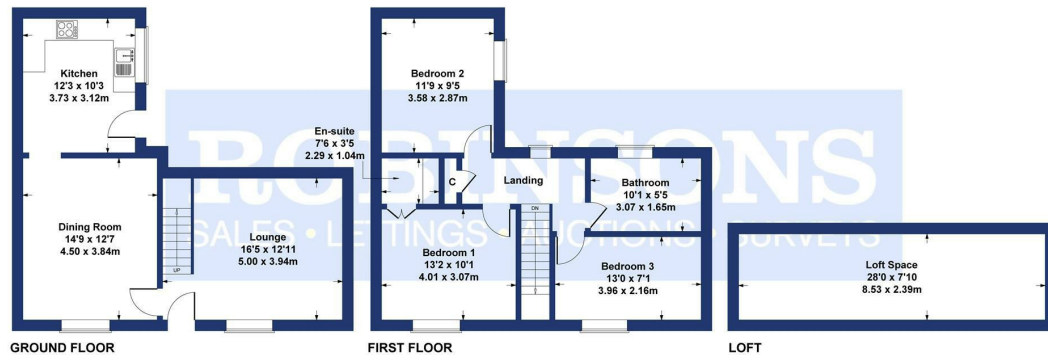
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Strategic Marketing Plan

Dedicated Property Manager

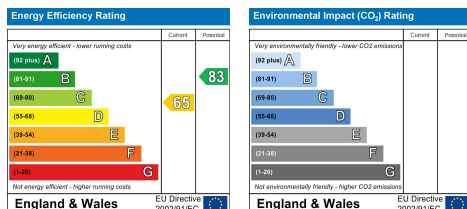
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Approximate Gross Internal Area
1310 sq ft - 122 sq m



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. 2025



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