



The Lane, Sedgefield, TS21 3BB
4 Bed - House - Semi-Detached
£284,950

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Positioned within the hear of Sedgefield; we are delighted to offer to the market this sensational semi detached house with four bedrooms plus additional loft space on The Lane. Presented to an exceptionally high standard throughout, this deceptively spacious property is the perfect purchase for the larger family seeking that 'move-in ready' residence. Boasting the charm & authenticity of its original 1930's construction, this exquisite home boasts many upgrades which include an outstanding breakfasting kitchen (measuring 16ft x 13ft approximately) & a sun room to rear. 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 links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. Oozing style & sophistication, this tastefully decorated home briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & further access to a useful ground floor cloaks/wc, spacious lounge with beautiful bay window to front elevation, dining room with access to a sun room which has bi-fold doors to the rear garden & the remarkable breakfasting kitchen with central island unit & a range of fitted wall & base units. The first floor landing boasts four good sized bedrooms & the stunning family bathroom with modern four piece suite. Stairs from the landing lead to a 16ft x 14ft (approximately) loft space. Externally, the property enjoys an enclosed garden to rear whilst an additional garden is positioned to the front, with a driveway providing ample vehicle parking leading to a 20ft (approximately) single garage. This property is certain to impress & we thoroughly recommend full internal viewing in order to appreciate its size, style, calibre & space.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

16'2 x 13'7 (4.93m x 4.14m)

DINING ROOM

13'4 x 12'0 (4.06m x 3.66m)

BREAKFASTING KITCHEN

16'0 x 13'0 (4.88m x 3.96m)

SUN ROOM

9'6 x 6'10 (2.90m x 2.08m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'7 x 11'6 (5.05m x 3.51m)

BEDROOM TWO

16'0 x 8'7 (4.88m x 2.62m)

BEDROOM THREE

11'6 x 8'0 (3.51m x 2.44m)

BEDROOM FOUR

7'7 x 7'5 (2.31m x 2.26m)

FAMILY BATHROOM

9'4 x 7'4 (2.84m x 2.24m)

SECOND FLOOR:

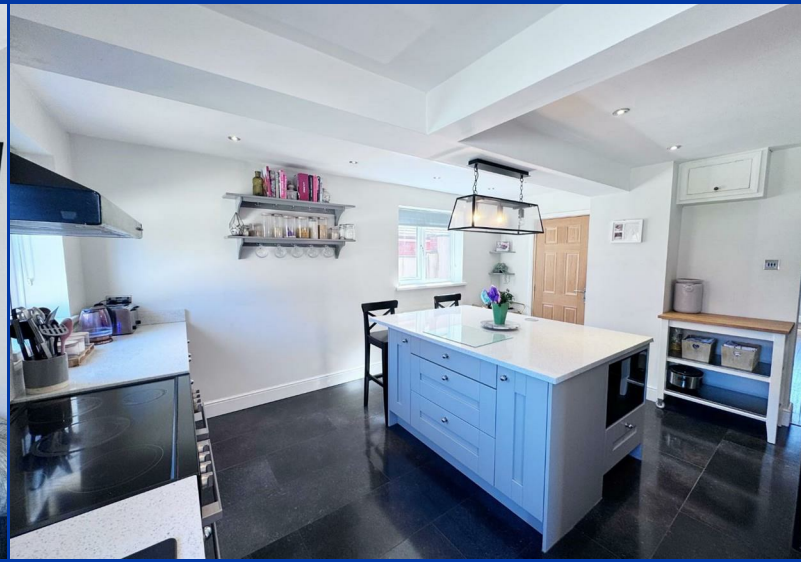
LOFT SPACE

14'7 x 16'0 (4.45m x 4.88m)

EXTERNALLY

SINGLE GARAGE

20'5 x 8'9 (6.22m x 2.67m)



OUR SERVICES

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Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Lane, Sedgefield, TS21 3BB

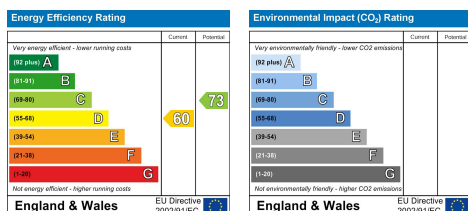
Approximate Gross Internal Area
2039 sq ft - 189 sq m



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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