



The Lane, Sedgfield, TS21 3BE
4 Bed - House - End Terrace
Offers Around £275,000

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Oozing style & sophistication; we are delighted to offer to the market this sensational family residence with four bedrooms situated pleasantly within the heart of Sedgefield on The Lane. This deceptively spacious property has been exceptionally well maintained by its current owners & boasts the finest finish throughout. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside, this tastefully decorated home also benefits from gas central heating via a combi boiler & 2021 re-fitted double glazing throughout. In brief, this well proportioned dwelling comprises: welcoming entrance with immediate access to a beautiful open-plan lounge/dining area (measuring 23ft approximately) with multi fuel burner, stairs to the first floor & windows to both front & rear elevations, a spectacular breakfasting kitchen with a range of fitted wall & base units finished in oak, feature granite worktops, integrated appliances & French doors to the rear garden, a useful utility room which gives internal access to the garage & ground floor cloaks/wc. The first floor landing boasts four good sized bedrooms (the master bedroom having its own en-suite shower room) & a stunning family bathroom with three piece suite. Occupying an impressive plot; the property enjoys a lovely sized, enclosed garden to the rear which is largely laid to lawn, boasting paved patio & raised decking areas; whilst to the front, there is an enclosed garden area, accompanied alongside a spacious driveway (providing ample vehicle parking) which leads to a single garage (measuring 16ft approximately). Rarely do such excellent sized homes of this standard come to the market & we therefore, encourage thorough internal inspection in order to fully appreciate the quality, layout & standard of this truly beautiful property for sale.

EPC Rating: TBC
Council Tax Band: C

ENTRANCE INTO:

LOUNGE / DINING AREA
23'2 x 17'11 (7.06m x 5.46m)

BREAKFASTING KITCHEN
16'0 x 13'5 (4.88m x 4.09m)

UTILITY ROOM
10'9 x 4'10 (3.28m x 1.47m)

GROUND FLOOR CLOAKS / WC
7'8 x 2'7 (2.34m x 0.79m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'6 x 11'6 (4.42m x 3.51m)

EN-SUITE SHOWER ROOM
8'0 x 4'2 (2.44m x 1.27m)

BEDROOM TWO
13'10 x 10'11 (4.22m x 3.33m)

BEDROOM THREE
12'5 x 9'0 (3.78m x 2.74m)

BEDROOM FOUR
11'5 x 9'4 (3.48m x 2.84m)

FAMILY BATHROOM
11'5 x 9'4 (3.48m x 2.84m)

EXTERNALLY

GARAGE
16'4 x 15'1 (4.98m x 4.60m)



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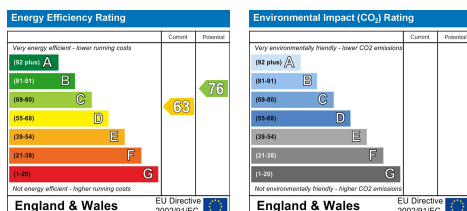
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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