



**Cunningham Court, Sedgfield, TS21 3BP**  
**3 Bed - House - Detached**  
**£269,950**

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It is with pleasure that we offer to the market with no onward chain; this deceptively spacious detached family house with three bedrooms on Cunningham Court, within the highly sought after location of Sedgfield. Boasting en-suite & family bathrooms to the first floor, this is the ideal purchase for the growing family. Having easy access to all of the local amenities the desirable village of Sedgfield 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 & double glazing throughout. In brief, this tastefully decorated residence comprises: Welcoming entrance hallway, spacious lounge (measuring 16ft approximately) with window to front elevation, inner lobby with stairs to the first floor, an open-plan kitchen/dining area with a range of fitted wall & base units & patio doors to the rear garden, separate utility room & further access to a useful ground floor cloaks/wc. The first floor landing boasts three double bedrooms (the master bedroom having en-suite facilities) & an impressive family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn whilst the front is open aspect & offers driveway parking which leads to an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, standard & layout of this well proportioned family residence for sale.

**FAMILY BATHROOM**

7'8 x 6'5 (2.34m x 1.96m)

**EXTERNALLY****SINGLE GARAGE**

FREEHOLD

EPC Rating:

Council Tax Band: D

**ENTRANCE LOBBY****LOUNGE**

16'0 x 11'2 (4.88m x 3.40m)

**KITCHEN / DINING AREA**

15'2 x 9'4 (4.62m x 2.84m)

**UTILITY ROOM**

6'10 x 5'4 (2.08m x 1.63m)

**GROUND FLOOR CLOAKS / WC****FIRST FLOOR LANDING****MASTER BEDROOM**

13'9 x 9'7 (4.19m x 2.92m)

**EN-SUITE SHOWER ROOM****BEDROOM TWO**

11'0 x 9'3 (3.35m x 2.82m)

**BEDROOM THREE**

9'6 x 9'3 (2.90m x 2.82m)





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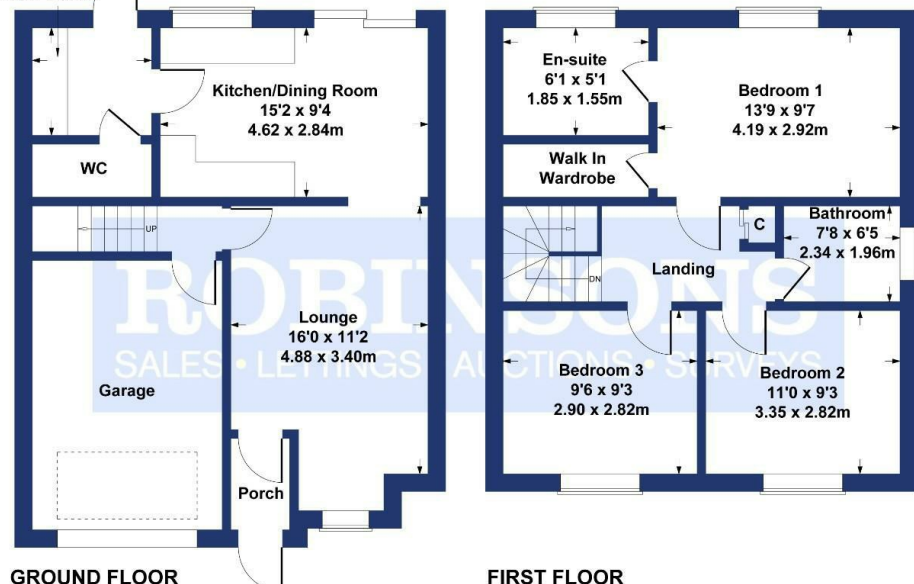
Strategic Marketing Plan

Dedicated Property Manager

## Cunningham Court, Sedgefield, TS21 3BP

Utility Room  
6'10 x 5'4  
2.08 x 1.63m

Approximate Gross Internal Area  
1191 sq ft - 111 sq m



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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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