



Belsay Court, Sedgfield, TS21 2JA
3 Bed - House - Semi-Detached
£199,950

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It is with pleasure that we offer to the market with no onward chain; this exceptionally well presented three bedroom semi detached house on Beslay Court, positioned beautifully within the popular, family orientated location of Sedgfield. This deceptively spacious residence has been a loving home for many years, is decorated neutrally throughout & 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 via a combi boiler & double glazing throughout. In brief, this impressive property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area with bow window to front elevation & patio doors to the rear garden, kitchen with a range of fitted wall & base units & access through to a rear lobby with ground floor cloaks / wc. The first floor landing boasts three bedrooms & a stunning, re-fitted shower room. Externally, the home enjoys an enclosed, West-facing rear garden which is largely laid to lawn, whilst to the front, there is an additional lawned area accompanied by a driveway with further access to a 16ft (approximately) single garage. This is a stunning home which has been extremely well cared for & we thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality & layout.

FREEHOLD

Council Tax Band: C

EPC Rating: TBC

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE / DINING AREA

22'7 x 11'9 (6.88m x 3.58m)

KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

REAR LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

12'2 x 11'11 (3.71m x 3.63m)

BEDROOM TWO

12'2 x 9'10 (3.71m x 3.00m)

BEDROOM THREE

8'6 x 8'2 (2.59m x 2.49m)

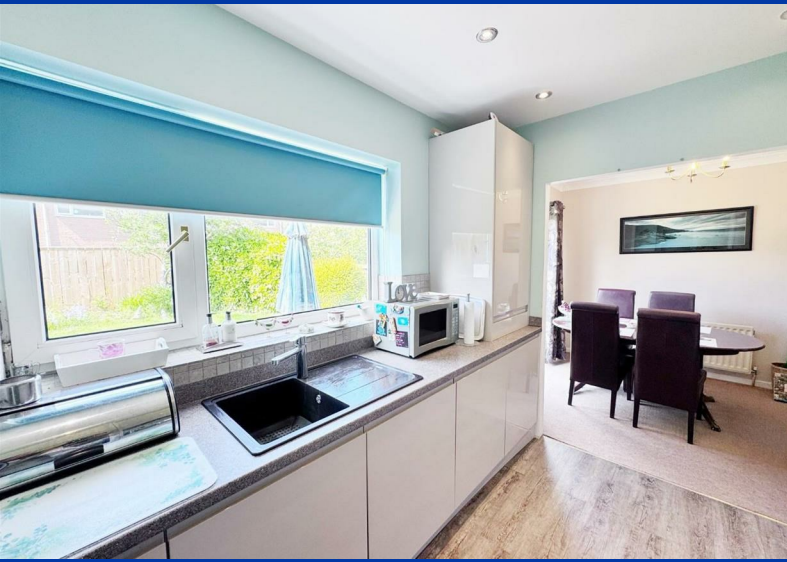
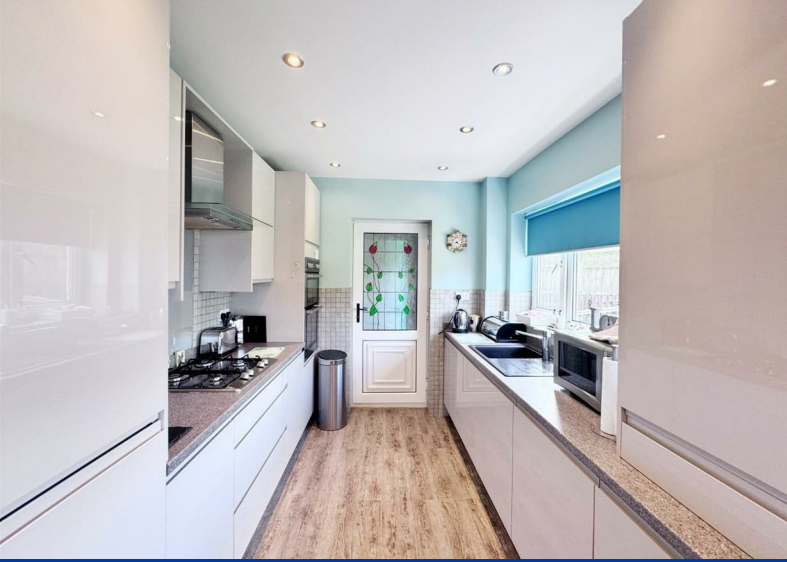
SHOWER ROOM

8'5 x 5'3 (2.57m x 1.60m)

EXTERNALLY

SINGLE GARAGE

16'9 x 7'10 (5.11m x 2.39m)



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Strategic Marketing Plan

Dedicated Property Manager

Belsay Court, Sedgfield, TS21 2JA

Approximate Gross Internal Area
1151 sq ft - 107 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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