

Hasledon Grove, Sedgefield, TS21 2JW
2 Bed - Bungalow - Semi Detached
£199,950

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Nestled within the highly sought after location of Hasledon Grove, Sedgfield, we are delighted to offer to the market this impressive two bedroom semi detached bungalow with detached single garage. This deceptively spacious property benefits from a 2023 re-fitted kitchen & 2023 re-fitted bathroom; is beautifully tucked away in a cul-de-sac position & offers a stunning open aspect of the neighbouring green to front elevation. Having easy access to all of the local amenities offered in & around Sedgfield itself & 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. This tastefully decorated residence briefly comprises: Welcoming entrance lobby, 2023 re-fitted kitchen with a range of fitted wall & base units, an excellent sized lounge/dining area (measuring 18ft approximately) with window to front, inner lobby, two double bedrooms; the master bedroom having fitted wardrobes & a 2023 re-fitted bathroom. Externally, this lovely home enjoys an enclosed garden to rear whilst the front is open aspect, offering a superb sized driveway with ample vehicle parking & further access to a detached single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout & quality of this impressive property for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: C

ENTRANCE LOBBY

KITCHEN
8'7 x 14'2 (2.62m x 4.32m)

LOUNGE / DINING AREA
18'0 x 14'2 (5.49m x 4.32m)

INNER LOBBY

MASTER BEDROOM
12'5 x 10'8 (3.78m x 3.25m)

BEDROOM TWO
9'0 x 8'7 (2.74m x 2.62m)

SHOWER ROOM
8'7 x 5'5 (2.62m x 1.65m)

EXTERNALLY

DETACHED SINGLE GARAGE
16'0 x 9'5 (4.88m x 2.87m)



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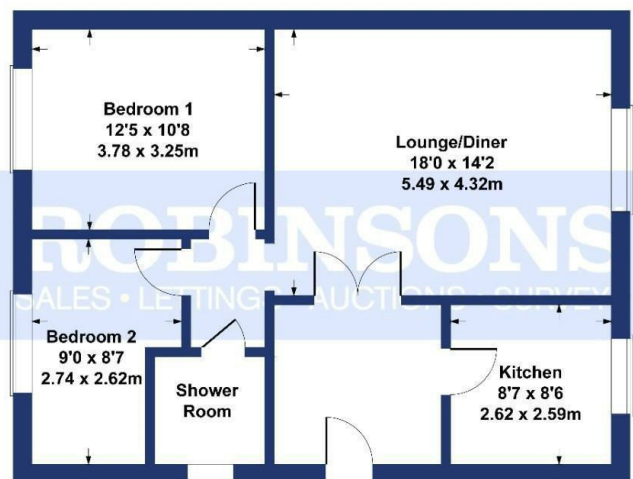
Strategic Marketing Plan

Dedicated Property Manager

Hasledon Grove, Sedgfield, TS21 2JW

Approximate Gross Internal Area

710 sq ft - 66 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. 2023

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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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