



Rectory Row, Sedgefield, TS21 2AF
4 Bed - House - Terraced
£395,000

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Positioned beautifully within the heart of Sedgefield; we are delighted to offer to the market with no onward chain, this stunning 'period' style terraced house with four bedrooms & single garage on Rectory Row. This deceptively spacious residence has been a loving family home for many years, occupies a superb sized, enclosed South-facing garden to the rear & is the dream purchase for clients seeking an excellent amount of internal & external space. Having easy access to all of the local amenities the highly desirable location 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. This well proportioned boasts a neutral decor throughout, yet successfully retains the charm, character & authenticity of its original build. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 17ft x 16ft approximately) with original beamed ceiling & window to front elevation, conservatory which overlooks the rear garden, a separate dining room (measuring 15ft x 13ft approximately), breakfasting kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks/wc. The first floor landing boasts four bedrooms (three of which are double) & a family bathroom. Externally, the property occupies an impressive plot to rear which is South-facing, is fully enclosed & boasts lawned area & a lovely sized driveway (providing ample vehicle parking) which gives access to a detached single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, character, space, location & layout of this remarkable home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: E

ENTRANCE HALLWAY

LOUNGE
17'8 x 16'1 (5.38m x 4.90m)

CONSERVATORY
11'10 x 9'10 (3.61m x 3.00m)

SEPARATE DINING ROOM
15'3 x 13'10 (4.65m x 4.22m)

BREAKFAST KITCHEN
20'2 x 7'10 (6.15m x 2.39m)

UTILITY ROOM
7'6 x 5'3 (2.29m x 1.60m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
15'9 x 10'8 (4.80m x 3.25m)

BEDROOM TWO
12'3 x 9'0 (3.73m x 2.74m)

BEDROOM THREE
14'5 x 9'11 (4.39m x 3.02m)

BEDROOM FOUR
10'2 x 7'6 (3.10m x 2.29m)

FAMILY BATHROOM
9'2 x 9'1 (2.79m x 2.77m)

EXTERNALLY

DETACHED SINGLE GARAGE
17'11 x 9'10 (5.46m x 3.00m)



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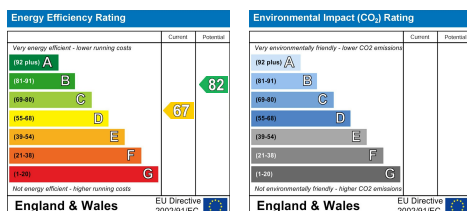
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