



Eastwell Close, Sedgfield, TS21 3BL  
4 Bed - House - Detached  
£275,000

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Nestled beautifully at the head of a small cul-de-sac; we are delighted to offer to the market with no onward chain, this deceptively spacious detached house with four bedrooms on Eastwell Close, within the heart of Sedgefield. This well proportioned residence has been a loving home for many years & whilst elements of the property do require some internal modernisation, it would be the perfect purchase for clients seeking a home which they can put their own stamp on. Having easy access to all of the immediate amenities the highly desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links & bus routes, this impressive home also benefits from gas central heating via a combi boiler & double glazing. In brief, the property itself comprises: Welcoming entrance hallway with a beautiful vaulted ceiling, stairs to the first floor & access to a useful ground floor cloaks/wc, a spectacular lounge (measuring approximately 23ft) with window to front elevation & patio doors to rear, separate dining room & an impressive 18ft (approximately) kitchen with a range of fitted wall & base units with further access to garage. The first floor landing boasts four bedrooms & a re-fitted shower room. Externally, the property enjoys a low maintenance garden to the rear which is fully paved whilst to the front, there is a further paved area with access to the single garage. We encourage thorough internal inspection in order to fully appreciate the style, layout & potential of this beautifully positioned residence for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
23'4 x 11'6 (7.11m x 3.51m)

**DINING AREA**  
9'3 x 8'10 (2.82m x 2.69m)

**KITCHEN**  
18'8 x 7'9 (5.69m x 2.36m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'0 x 9'6 (3.96m x 2.90m)

**BEDROOM TWO**  
13'6 x 7'11 (4.11m x 2.41m)

**BEDROOM THREE**  
11'10 x 8'3 (3.61m x 2.51m)

**BEDROOM FOUR**  
8'3 x 7'11 (2.51m x 2.41m)

**SHOWER ROOM**  
7'0 x 6'3 (2.13m x 1.91m)

#### **EXTERNALLY**

#### **GARAGE**







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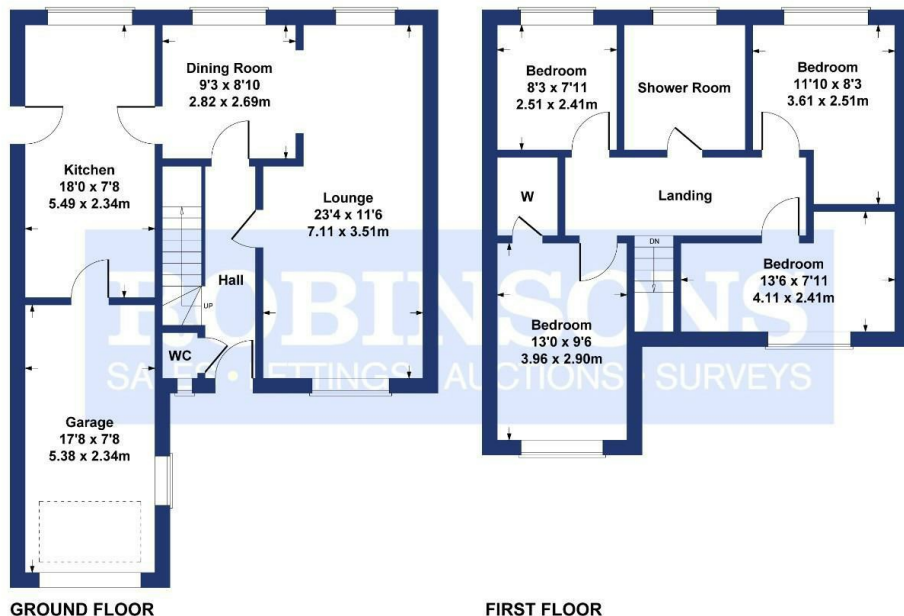
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Eastwell Close, Sedgfield, TS21 3BL

Approximate Gross Internal Area  
1319 sq ft - 123 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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 64                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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# ROBINSONS

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