

Winterton Avenue, Sedgfield, TS21 3NJ
4 Bed - House - Detached
£330,000

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Maintained to that of an exceptionally high standard; it is with pleasure that we offer to the market this immaculate four bedroom detached house situated beautifully on Winterton Avenue, within the highly desirable, family orientated location of Sedgefield. This deceptively spacious property has been a loving family home for many years, is neutrally decorated throughout & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits further from gas central heating via a 2022 re-fitted boiler & double glazing throughout. In brief, this well proportioned dwelling comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, stunning lounge with bay window to front elevation, separate dining room with further access through to a conservatory to rear, kitchen with a range of fitted wall & base units & a separate utility room & an additional study (which could effectively be used as a snug/second lounge). The first floor landing boasts four bedrooms (all of which have fitted wardrobes), with en-suite shower rooms to two of the bedrooms & a stunning family bathroom with modern three piece suite. Externally, the property enjoys an extremely well kept, enclosed garden to the rear with paved patio, lawn areas & a range of plant/shrub borders whilst the front is open aspect with an additional lawned area to the side. A single garage lies behind the rear garden in a block of three & offers driveway parking in front of the garage itself. We highly recommend thorough internal inspection in order to fully appreciate the style, layout, standard, size & quality of this lovely home for sale.

EPC Rating: C
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

15'8 x 12'1 (4.78m x 3.68m)

SEPARATE DINING ROOM

10'2 x 9'8 (3.10m x 2.95m)

CONSERVATORY

11'4 x 9'11 (3.45m x 3.02m)

KITCHEN

12'11 x 11'7 (3.94m x 3.53m)

UTILITY ROOM

6'7 x 5'1 (2.01m x 1.55m)

SEPARATE STUDY

11'8 x 10'0 (3.56m x 3.05m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'9 x 10'3 (3.89m x 3.12m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

10'3 x 10'2 (3.12m x 3.10m)

BEDROOM THREE

11'11 x 9'11 (3.63m x 3.02m)

BEDROOM FOUR

11'11 x 9'4 (3.63m x 2.84m)

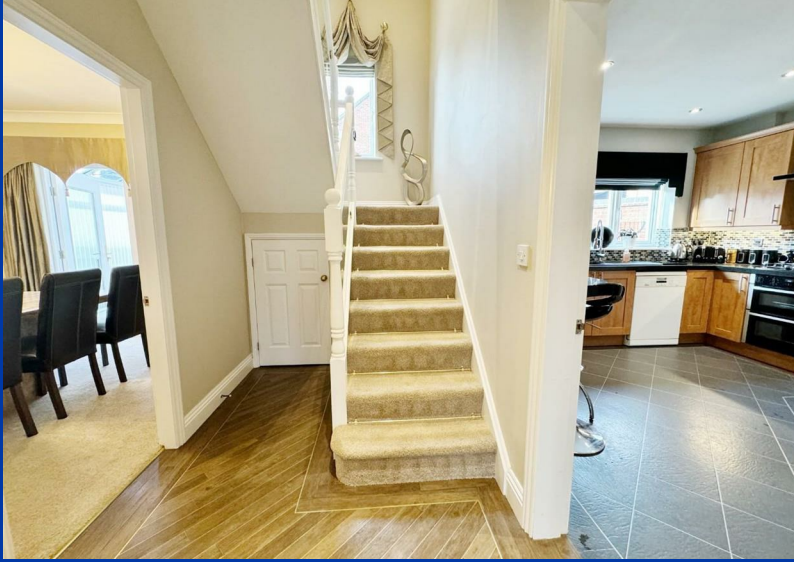
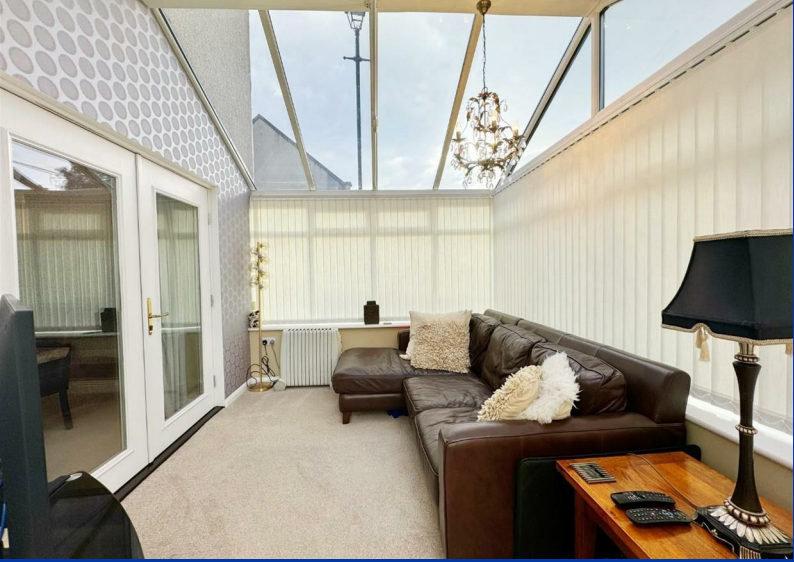
FAMILY BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

EXTERNALLY

SINGLE GARAGE

18'6 x 9'6 (5.64m x 2.90m)



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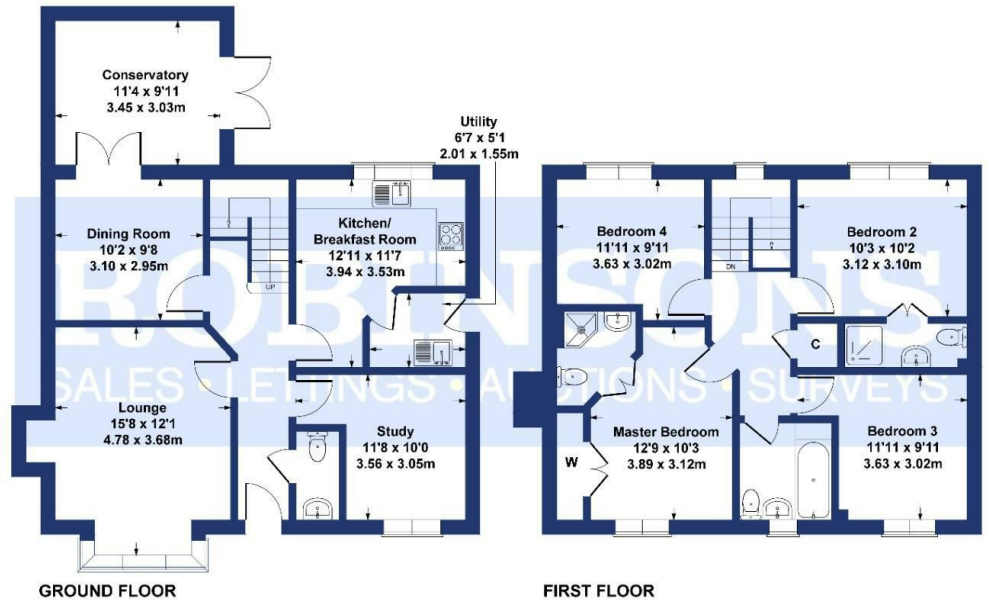
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgfield, TS21 3NJ

Approximate Gross Internal Area
1469 sq ft - 136 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
71	81

Environmental Impact (CO ₂) Rating	
Current	Potential

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