



Rosedale Close, Sedgfield, TS21 3EQ
2 Bed - Bungalow - Semi Detached
£175,000

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It is with pleasure that we offer to the market with no onward chain; this well proportioned two bedroom semi detached bungalow situated pleasantly within the highly sought after location of Rosedale Avenue, Sedgefield. This popular cul-de-sac is within walking distance to all of the amenities which the village has to offer, has easy access to all major road links leading to Durham City, Darlington & Teeside; & benefits further from gas central heating & double glazing. This stunning residence is neutrally decorated throughout & would be the ideal purchase for those looking to downsize yet still own a home boasting a deceptive amount of space. The property itself briefly comprises: Welcoming entrance hallway with storage, kitchen with a range of fitted wall & base units, a stunning 15ft (approximately) lounge with window to front elevation, inner hallway leading to a shower room, two bedrooms; the second bedroom having access to a spectacular sized conservatory (measuring 18ft approximately) with access to rear. Externally, this impressive home enjoys a private, enclosed rear garden which is largely laid to lawn, whilst to the front, there is a spacious driveway providing ample vehicle parking leading to a larger than standard sized single garage (measuring 26ft approximately). We thoroughly recommend full internal viewing in order to fully appreciate the style, layout & size of this lovely home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

KITCHEN
10'4 x 7'2 (3.15m x 2.18m)

LOUNGE
15'11 x 12'2 (4.85m x 3.71m)

INNER LOBBY

MASTER BEDROOM
14'0 x 8'10 (4.27m x 2.69m)

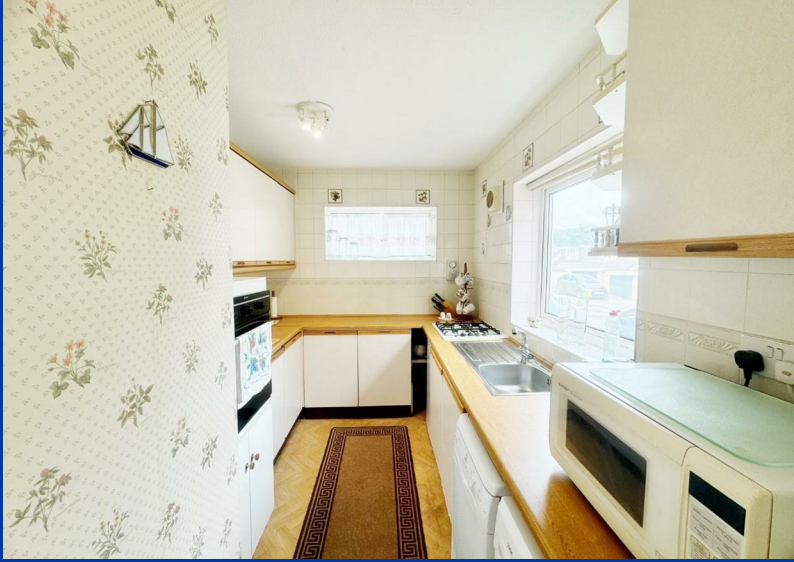
BEDROOM TWO
10'7 x 9'0 (3.23m x 2.74m)

CONSERVATORY
18'2 x 6'1 (5.54m x 1.85m)

SHOWER ROOM
6'1 x 6'1 (1.85m x 1.85m)

EXTERNALLY

SINGLE GARAGE
26'7 x 8'11 (8.10m x 2.72m)



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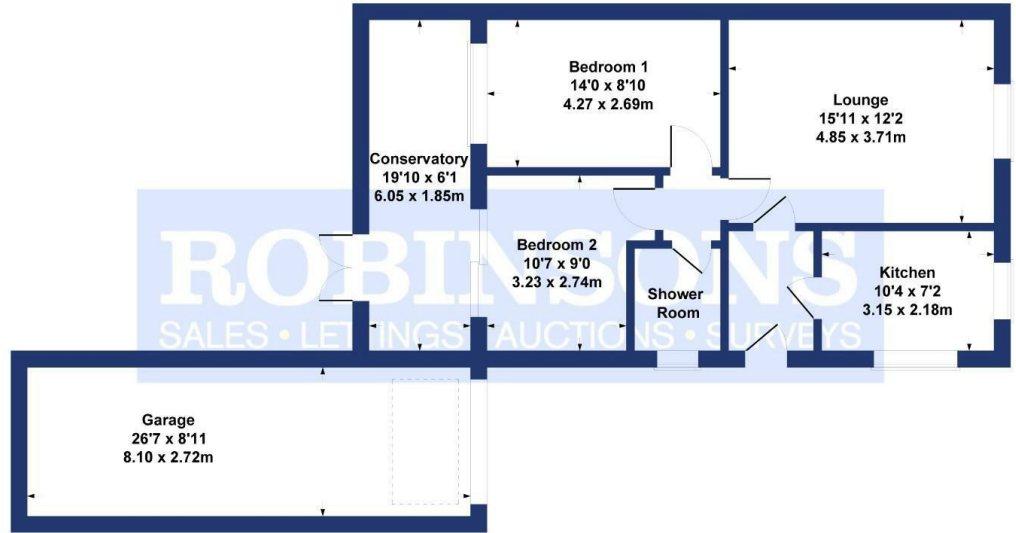
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rosedale Close, Sedgfield, TS21 3EQ

Approximate Gross Internal Area
986 sq ft - 92 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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (85-95) | B | | |
| (69-84) | C | | |
| (54-68) | D | | |
| (39-53) | E | | |
| (21-38) | F | | |
| 1-20 | 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 | | |
| (61-91) | B | | |
| (89-80) | C | | |
| (55-84) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| 1-20 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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