



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

**ROBINSONS**  
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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)

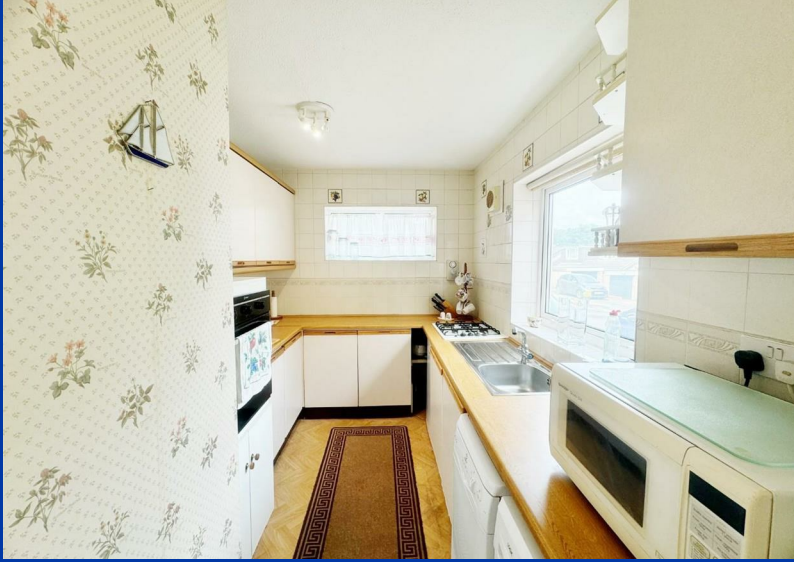
**CONSERVATORY**  
18'2 x 6'1 (5.54m x 1.85m)

**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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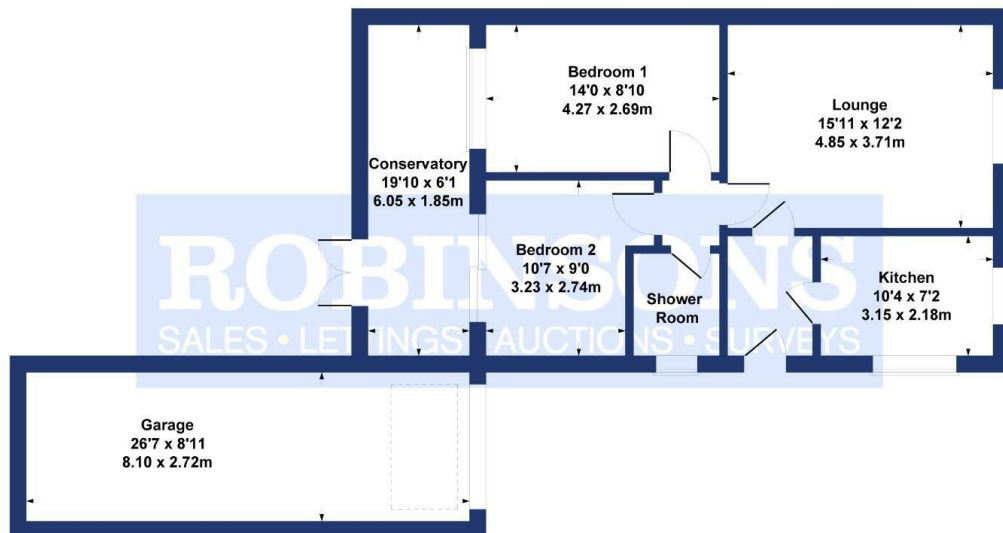
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rosedale Close, Sedgfield, TS21 3EQ

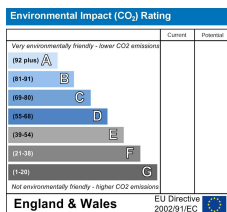
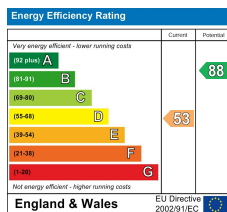
Approximate Gross Internal Area  
986 sq ft - 92 sq m



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



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# ROBINSONS

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