



**Cartwright Close, Sedgefield, TS21 2BQ**  
**3 Bed - House - Detached**  
**£289,950**

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Beautifully presented throughout; we are delighted to offer for sale this exquisite detached family house with three double bedrooms on Cartwright Close, within the highly sought after location of Sedgefield. Designed & constructed by Taylor Wimpey, this immaculate property is flooded with natural light throughout & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered within the highly desirable village of Sedgefield & 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. In brief, this stunning home comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, spacious lounge with French doors to the rear garden, separate dining room & a stunning kitchen with a range of fitted wall & base units. The first floor landing boasts three double bedrooms; the master bedroom having en-suite facilities & a family bathroom with modern three piece suite. Additionally, the loft has been boarded with light & ladder. Externally, there is a good sized enclosed, West facing garden to the rear which is largely laid to lawn with an extended patio area, whilst the front boasts a driveway with ample vehicle parking for two cars & a single integral garage. We urge clients not to miss out on this excellent opportunity & encourage thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this exceptionally well presented property for sale.

FREEHOLD  
EPC Rating: B  
Council Tax Band: D

#### **ENTRANCE HALLWAY**

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

**LOUNGE**  
14'2 x 10'5 (4.32m x 3.18m)

**SEPARATE DINING ROOM**  
10'2 x 8'7 (3.10m x 2.62m)

**KITCHEN**  
9'10 x 9'9 (3.00m x 2.97m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'5 x 10'5 (4.09m x 3.18m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
11'9 x 9'10 (3.58m x 3.00m)

**BEDROOM THREE**  
9'10 x 8'9 (3.00m x 2.67m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**

**SINGLE GARAGE**  
13'7 x 8'3 (4.14m x 2.51m)

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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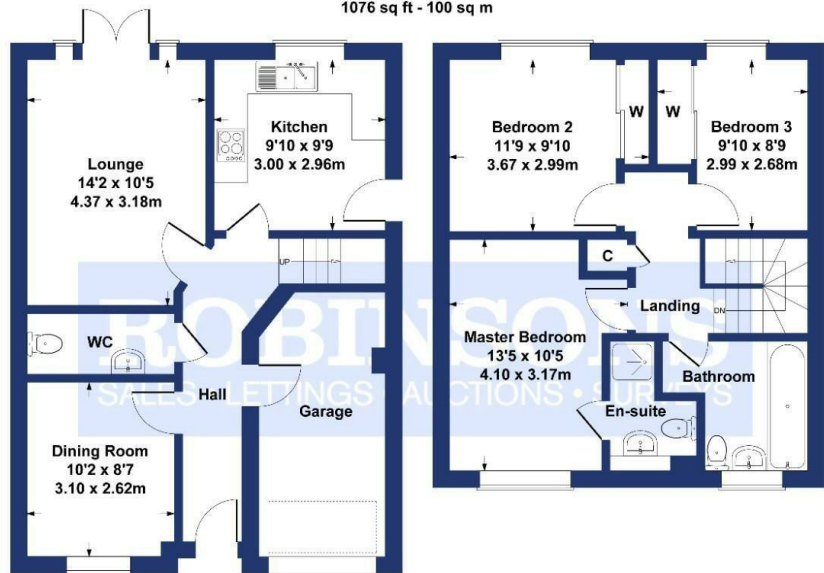
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cartwright Close, Sedgefield

Approximate Gross Internal Area  
1076 sq ft - 100 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>                          |           | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</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 |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |

### DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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# ROBINSONS

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