



Burdon Place, Sedgefield , TS21 3BF

£245,000



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## Burdon Place, Sedgefield , TS21 3BF

Delightful, three bedroom semi detached property in a semi rural location situated within a small cluster of 100 homes (some to be constructed).

Located close to Hardwick Hall and Park, as well as local schools, shops, restaurants and cycle paths. Knotty Hill Golf Course is also close by.





## Entrance Hall

Spacious entrance hall with storage cupboard.

## Lounge

3.15m x 4.47m (10'4" x 14'7")

Window to front elevation. Wall mounted Smeg electric fire.

## Kitchen/Diner

3.4m x 2.56m (11'1" x 8'4")

Stunning fitted kitchen incorporating, built in double oven, induction hob with oven hood, fridge freezer and integrated dish washer. Wine chiller. Soft close kitchen cupboards. DINING AREA 11'2 (3.40M) x 9'6 (2.89m) with french doors overlooking rear garden. Please note: Vendor will change pink doors to grey or white.





## Cloakroom

With white dual flush WC with concealed cistern and wash hand basin.

## Landing

With two generous storage cupboards (one currently used as a laundry cupboard).  
Access to loft.

## Bedroom

3.78m x 3.2m (12'4" x 10'5")

## En-suite

With double tiled shower cubicle, pedestal wash hand basin, dual flush WC with concealed cistern and vanity/display shelf over shelf over. Chrome radiator.

## Bedroom

3.15m x 3.27m (10'4" x 10'8")  
(Currently used a dressing room)  
However these are not fixed .

## Bedroom

2.38m x 2.51m (7'9" x 8'2")

## Bathroom

Stylish white suite with panelled bath, pedestal wash hand basin, dual flush WC with concealed cistern with vanity display shelf over. Chrome radiator..

## External

Attractive rear garden with lawn, patio and summerhouse. Pergola with retracting roof. Gated side gives access to rear garden.

## Disclaimer

Under the terms of the Estate Agency Act 1979 (section21) please note that the vendor of this property is related to a member of staff.





