



Cunningham Court, Sedgfield, TS21 3BP
5 Bed - House - Detached
£299,950

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Cunningham Court Sedgefield, TS21 3BP

Nestled beautifully within the highly sought after, family orientated location of Sedgefield, we are delighted to offer to the market this exceptionally well presented, executive detached house with five bedrooms & three bathrooms on Cunningham Court. Occupying an impressive position, this is the perfect purchase for families seeking style & space. Having easy access to all of the immediate amenities the desirable village of Sedgefield has on offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. Deceptively spacious, this lovely residence briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge (measuring 18ft approximately) with further access through to a conservatory, beautiful open-plan kitchen/dining area with a range of fitted wall & base units & separate utility room. The first floor landing hosts four bedrooms (one of which has en-suite facilities) & family bathroom with modern three piece suite. From the landing, stairs lead to an impressive master bedroom with walk-in dressing area & en-suite shower room. Externally, this well proportioned property occupies an impressive plot & enjoys a good sized, enclosed garden to the rear which is largely laid to lawn with patio area. A gate to the rear leads to the single garage in a nearby block. The front area is open aspect & looks onto the neighbouring grassed area. This is a stunning home & only via thorough internal inspection can its space, style & layout be fully appreciated.

FREEHOLD

EPC Rating: C

Council Tax Band: E











ENTRANCE VESTIBULE

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

18'6 x 11'5 (5.64m x 3.48m)

CONSERVATORY

10'3 x 9'0 (3.12m x 2.74m)

KITCHEN / DINING AREA

18'7 x 10'8 (5.66m x 3.25m)

UTILITY ROOM

6'4 x 4'6 (1.93m x 1.37m)

FIRST FLOOR LANDING

BEDROOM TWO

11'8 x 10'1 (3.56m x 3.07m)

EN-SUITE SHOWER ROOM

BEDROOM THREE

10'5 x 8'3 (3.18m x 2.51m)

BEDROOM FOUR

10'11 x 10'0 (3.33m x 3.05m)

BEDROOM FIVE

10'4 x 8'1 (3.15m x 2.46m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

11'11 x 11'9 (3.63m x 3.58m)

DRESSING AREA

EN-SUITE SHOWER ROOM

EXTERNALLY

SINGLE GARAGE

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

