





Burdon Place,, Salters Lane, TS21 3BF

3 Bed - House - Detached

£279,950

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An absolute credit to its current owners, we are thrilled to offer to the market this exceptionally well presented & substantially upgraded three bedroom detached family home, pleasantly positioned on Burdon Place, within the highly desirable Hardwick Grange development in Sedgefield. Having easy access to the wealth of amenities Sedgefield has to offer & within excellent commuting distance to Durham City, Darlington & Teesside, this stunning residence also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this immaculate home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a sensational 20ft x 20ft (approx) open-plan lounge/kitchen/dining area, thoughtfully transformed by the current owners to create one spectacular, contemporary living space, completely reimagining the property's original layout. A fabulous cinema room, cleverly converted from the former garage, provides an additional touch of luxury. The first floor landing boasts three double bedrooms, with the master bedroom enjoying fitted wardrobes & en-suite facilities, alongside a beautiful family bathroom with modern three piece suite. Externally, this impressive property enjoys a superb sized, enclosed rear garden with attractive gravelled & decking areas, perfect for outdoor entertaining, whilst the front boasts a stunning herringbone block-paved driveway providing ample off-road parking. Immaculately presented, tastefully decorated & truly move-in ready, this outstanding family home must be viewed internally to fully appreciate its exceptional standard, stylish finish, generous proportions & thoughtfully enhanced layout.

FREEHOLD
EPC Rating: B
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

CINEMA ROOM
14'6 x 9'10 (4.42m x 3.00m)

OPEN-PLAN LOUNGE / KITCHEN / DINING AREA
20'7 x 19'11 (6.27m x 6.07m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'8 x 10'8 (4.47m x 3.25m)

EN-SUITE SHOWER ROOM
7'9 x 5'10 (2.36m x 1.78m)

BEDROOM TWO
12'1 x 10'8 (3.68m x 3.25m)

BEDROOM THREE
9'8 x 9'8 (2.95m x 2.95m)

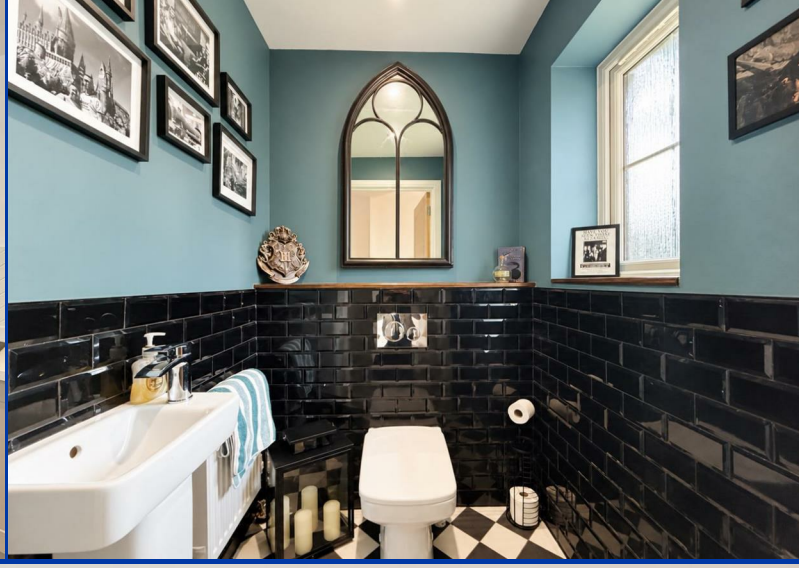
FAMILY BATHROOM
9'10 x 9'9 (3.00m x 2.97m)

EXTERNALLY

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.

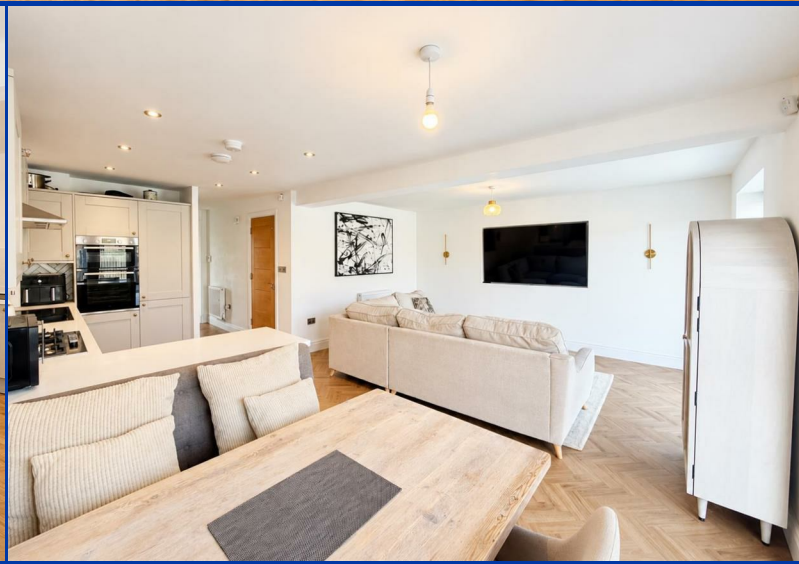
COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual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











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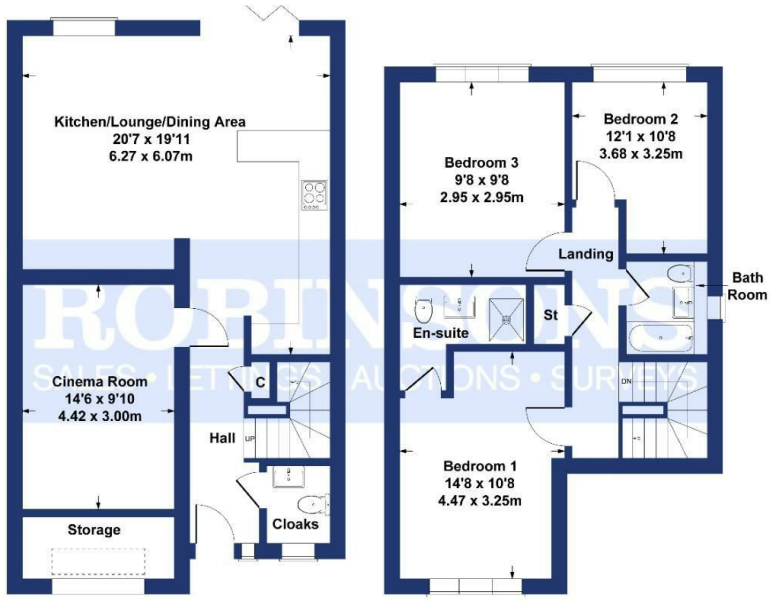
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burdon Place, Sedgefield, TS21 3BF

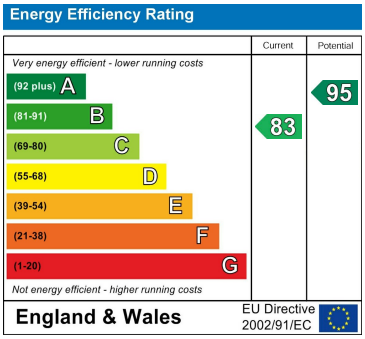
Approximate Gross Internal Area
1236 sq ft - 115 sq m



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. 2026



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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 efficent 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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RICS

ARLA Association of Residential Letting Agents

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