



Cragside, Sedgfield, TS21 2DU
3 Bed - House - Semi-Detached
Offers Over £245,000

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Cragside Sedgefield, TS21 2DU

Positioned beautifully with a South-facing garden to rear, we are thrilled to offer to the market this exceptionally well presented semi detached house with three bedrooms & additional attic space pleasantly situated on Cragside, within the highly sought after, family orientated location of Sedgefield. This impressive residence has been lovingly upgraded by its current owners, boasts a spectacular open-plan kitchen/diner/family room (measuring 28ft approximately) & is the perfect purchase for the growing family or those looking to downsize. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & 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 quirky home comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, spacious lounge with stunning open fire & bay window to front elevation, the beautiful open-plan re-fitted kitchen/diner/family room with a range of fitted wall & base units, integrated appliances, two sets of French doors to the rear elevation & feature skylight window, utility room with access to a useful ground floor cloaks/wc & further access to a 1/2 garage area which is currently used as a gym. The first floor landing boasts three bedrooms & a lovely re-fitted family bathroom. Additionally, there is a superb attic space (measuring 15ft x 14ft approximately) which is currently used as a craft room. Externally, this well proportioned home enjoys a lovely sized, enclosed South-facing garden which is extremely private & boasts decking & lawned areas, whilst to the front, there is a spacious driveway offering ample vehicle parking & access to the 1/2 garage area with electric garage door. Furthermore, the garage roof area boasts a re-fitted fibreglass roof. We strongly encourage full internal inspection











ENTRANCE LOBBY

ENTRANCE HALLWAY

LOUNGE

14'11 x 14'8 (4.55m x 4.47m)

OPEN-PLAN KITCHEN/DINER/FAMILY AREA

28'1 x 16'5 (8.56m x 5.00m)

UTILITY ROOM

GROUND FLOOR CLOAKS / WC

STORAGE AREA/GYM

9'5 x 6'0 (2.87m x 1.83m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'4 x 12'2 (3.76m x 3.71m)

BEDROOM TWO

12'0 x 9'10 (3.66m x 3.00m)

BEDROOM THREE

6'10 x 6'0 (2.08m x 1.83m)

FAMILY BATHROOM

7'4 x 5'5 (2.24m x 1.65m)

ATTIC SPACE

15'3 x 14'0 (4.65m x 4.27m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

AGENTS NOTES

FREEHOLD

EPC Rating: TBC

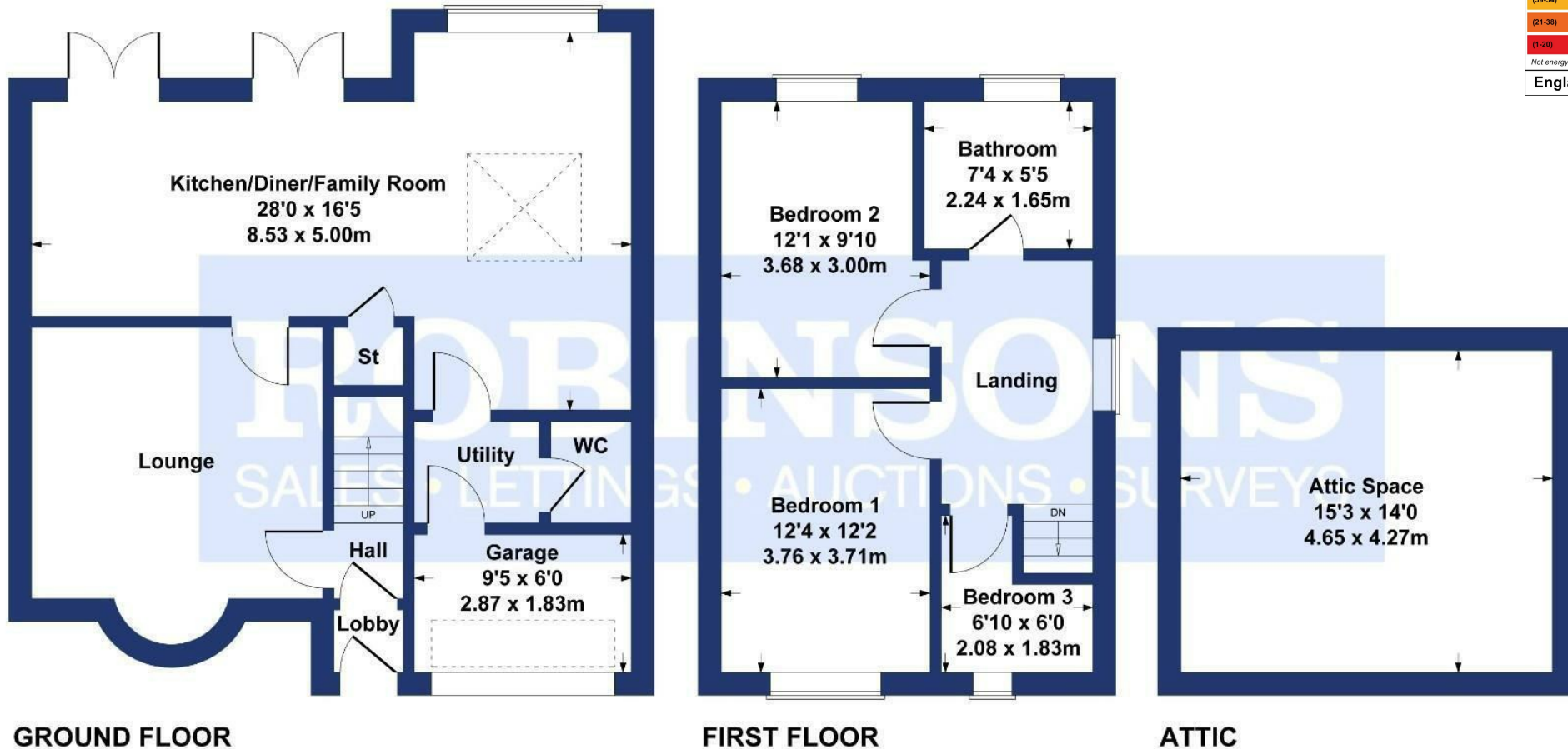
Council Tax Band: C



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Approximate Gross Internal Area
1269 sq ft - 118 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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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.



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