



The Orchard, Sedgefield, TS21 3AN
3 Bed - House - Detached
£250,000

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Positioned beautifully within a small cul-de-sac in the heart of Sedgfield; we are delighted to offer to the market this extremely well presented detached house with three bedrooms plus additional study on The Orchard. This deceptively spacious family residence has been maintained to a good standard throughout & enjoys a single storey extension to rear elevation. Having easy access to all of the immediate amenities offered within the beautiful village of Sedgfield itself & within excellent commuting distance to Durham City, Darlington & Teesside; this well proportioned home also benefits from gas central heating via a combi boiler & double glazing throughout. The property has been adapted & the original garage is now part used as storage with the other half of it currently acting as a study/fourth bedroom & is the perfect purchase for a family. In brief, the home itself comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks / wc, a spectacular sized lounge (measuring 18ft approximately) with windows to both front & side elevations, a stunning open-plan kitchen/diner/family area (measuring 18ft approximately) with a range of fitted wall & base units, breakfast bar & bi-fold doors to the rear garden & further access through to the study/bedroom four. The first floor landing enjoys three good sized bedrooms, family bathroom & a separate wc. Externally, there is an enclosed garden area to the rear with lawned, paved patio & decking areas; the garden shed & bar are to remain. To the front, there is a block paved driveway providing ample vehicle parking & access to part of the original garage space (currently used for storage). We thoroughly encourage internal inspection in order to fully appreciate the style, size, layout & specification of this beautiful home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

18'2 x 10'10 (5.54m x 3.30m)

KITCHEN / DINER / FAMILY ROOM

18'2 x 18'3 (5.54m x 5.56m)

STUDY

8'3 x 8'0 (2.51m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'11 x 11'8 (4.24m x 3.56m)

BEDROOM TWO

11'5 x 8'1 (3.48m x 2.46m)

BEDROOM THREE

5'10 x 5'7 (1.78m x 1.70m)

SEPARATE WC

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.



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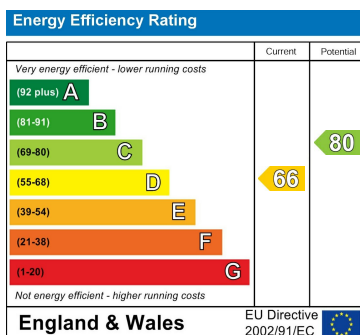
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