



Conifer Avenue, Sedgfield, TS21 3EG
4 Bed - House - Semi-Detached
£225,000

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We are delighted to offer to the market with no onward chain; this well presented, extended, four bedroom semi detached house pleasantly situated on Conifer Avenue, within the highly desirable village of Sedgefield. This well proportioned residence is the perfect purchase for a range of buyers including families & first time buyers & has the added benefits of a stunning re-fitted kitchen/dining area, ground floor snug/study & a conservatory overlooking the rear garden. Having easy access to all of the immediate amenities the popular location 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 tastefully decorated property comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, a lovely lounge with window to front elevation, stunning re-fitted open-plan kitchen/dining area with a range of fitted wall & base units, conservatory to rear, separate utility room with ground floor cloaks/wc & snug/study. The first floor landing boasts four bedrooms (the master bedroom having en-suite facilities) & a family bathroom with modern three piece suite. Externally, the property enjoys a lovely sized, enclosed garden to the rear whilst the front is open aspect with ample vehicle parking. We recommend thorough internal inspection in order to fully appreciate the style, layout, standard & space of this lovely home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE PORCH**ENTRANCE LOBBY****LOUNGE**

13'7 x 12'8 (4.14m x 3.86m)

RE-FITTED KITCHEN / DINING AREA

15'8 x 10'5 (4.78m x 3.18m)

CONSERVATORY

9'6 x 8'11 (2.90m x 2.72m)

UTILITY ROOM

8'3 x 7'3 (2.51m x 2.21m)

GROUND FLOOR CLOAKS / WC**GROUND FLOOR SNUG**

9'1 x 7'1 (2.77m x 2.16m)

FIRST FLOOR LANDING**MASTER BEDROOM**

14'0 x 7'1 (4.27m x 2.16m)

EN-SUITE SHOWER ROOM

7'3 x 5'11 (2.21m x 1.80m)

BEDROOM TWO

15'0 x 8'10 (4.57m x 2.69m)

BEDROOM THREE

9'3 x 9'2 (2.82m x 2.79m)

BEDROOM FOUR

9'7 x 6'8 (2.92m x 2.03m)

FAMILY BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

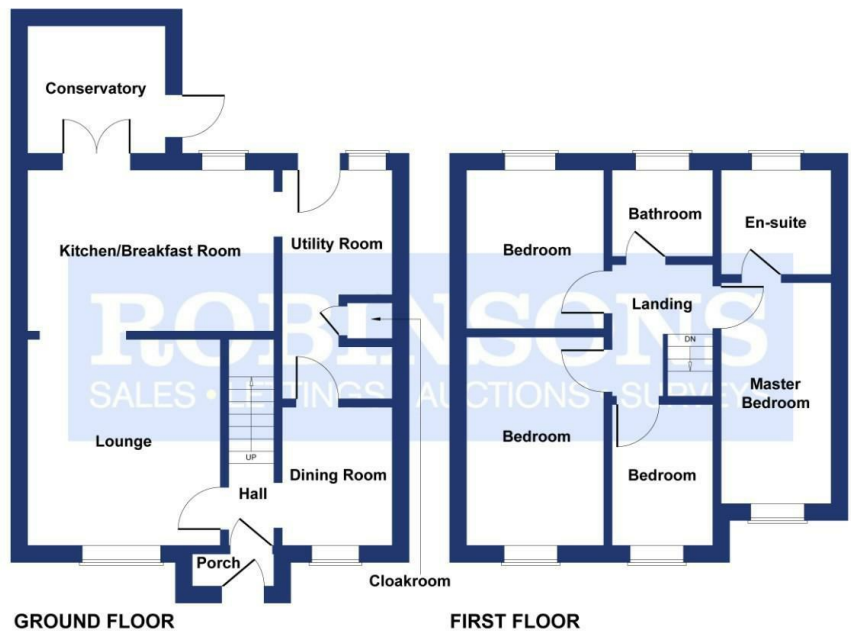
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	

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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 efficient 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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