



**Kerr Crescent, Sedgfield, TS21 2EG**  
**4 Bed - House - Detached**  
**Offers Over £399,950**

**ROBINSONS**  
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Enjoying beautiful views to the neighbouring fields & across to Hardwick Park; we are delighted to offer to the market this exceptionally well presented, extended detached family residence with four bedrooms & three bathrooms, pleasantly positioned in Kerr Crescent within the heart of the desirable village of Sedgefield. Flooded with natural light throughout, this spacious home has been a loving home for many years, oozed privacy & is the dream purchase for the growing family. Having easy access to all of the local amenities offered within Sedgefield itself & 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. In brief, this substantial & well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, stunning lounge with feature fireplace & wood burning stove, dining area with access through to a lovely garden room, superb sized kitchen/breakfast room with a range of fitted wall & base units & further access through to the double garage/utility room. The first floor landing boasts four good sized bedrooms (two of which has en-suite facilities) & a 15ft (approximately) family bathroom with three piece suite. Externally, the property enjoys a spectacular, West-facing private, tiered landscaped garden which is mainly laid to lawn & designed with easy maintenance in mind whilst to the front, there is a large driveway with parking for up to five vehicles that leads the the 19ft x 18ft (approximately) double garage/utility area. This property is unique & we thoroughly encourage full internal inspection in order to fully appreciate its style, standard, space, layout & quality.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
18'1 x 12'4 (5.51m x 3.76m)

**DINING AREA**  
11'10 x 8'10 (3.61m x 2.69m)

**GARDEN ROOM**  
10'8 x 9'10 (3.25m x 3.00m)

**KITCHEN / BREAKFAST ROOM**  
18'1 x 12'0 (5.51m x 3.66m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
19'8 x 18'8 (5.99m x 5.69m)

**EN-SUITE SHOWER ROOM**  
8'4 x 7'11 (2.54m x 2.41m)

**WALK-IN WARDROBE**  
6'11 x 6'3 (2.11m x 1.91m)

**BEDROOM TWO**  
18'1 x 12'4 (5.51m x 3.76m)

**EN-SUITE SHOWER ROOM**  
6'5 x 5'0 (1.96m x 1.52m)

**BEDROOM THREE**  
11'9 x 8'10 (3.58m x 2.69m)

**BEDROOM FOUR**  
12'0 x 8'6 (3.66m x 2.59m)

**FAMILY BATHROOM**  
15'4 x 5'6 (4.67m x 1.68m)

#### **EXTERNALLY**

**DOUBLE GARAGE / UTILITY ROOM**  
19'8 x 18'8 (5.99m x 5.69m)

#### **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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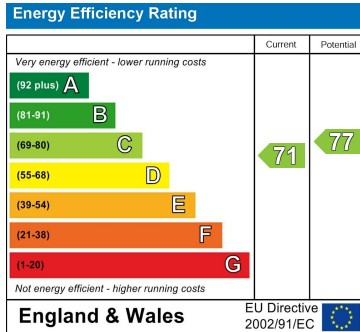
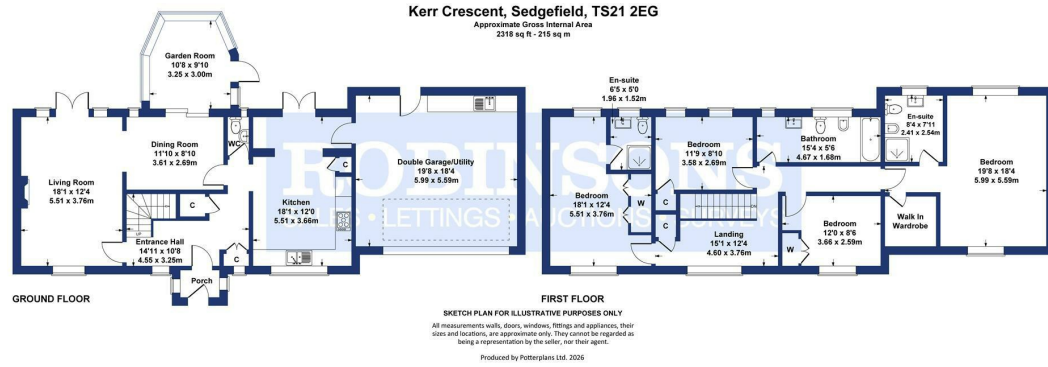
Surveys and EPCs

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Strategic Marketing Plan

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## DURHAM

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