



Turnpike Walk, Sedgefield, TS21 3NP
4 Bed - House - Detached
£350,000

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An absolute credit to its current owners; it is with pleasure that we offer to the market with NO ONWARD CHAIN this spectacular detached family home situated beautifully on Turnpike Walk, within the highly sought after location on the Winterton Park Estate, Sedgfield. This stunning residence is an ideal purchase for the growing family & offers space both internally & externally. Having easy access to all of the local amenities that the stunning village of Sedgfield has to offer & within excellent commuting distance to all road links leading into Durham City, Darlington & Teesside, this well proportioned property also benefits from gas central heating, double glazing throughout. In brief, the property comprises: Entrance porch through to a welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, lovely lounge with walk-in bay window to front elevation, an impressive, open-plan kitchen/dining area with a range of modern wall & base units & integrated appliances, utility room & a separate ground floor study. The first floor landing boasts four excellent sized bedrooms; the master bedroom having en-suite facilities & beautiful family bathroom with four piece suite. Additionally, there is a boarded loft with light & ladder. Externally, the property enjoys open aspect views to the front, whilst to the rear, there is an extremely well maintained, enclosed, South-facing garden which is largely laid to lawn with patio area. Beyond the garden lies a single garage (which is also part boarded for storage) & additional driveway parking for three vehicles. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, space & layout of this exquisite home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: E

ENTRANCE PORCH**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****STUDY**

10'3 x 6'8 (3.12m x 2.03m)

LOUNGE

16'2 x 10'11 (4.93m x 3.33m)

KITCHEN / DINING AREA

19'8 x 12'7 (5.99m x 3.84m)

UTILITY ROOM

6'2 x 6'0 (1.88m x 1.83m)

CONSERVATORY

18'9 x 8'10 (5.72m x 2.69m)

FIRST FLOOR LANDING**MASTER BEDROOM**

13'6 x 10'4 (4.11m x 3.15m)

EN-SUITE SHOWER ROOM

6'2 x 5'7 (1.88m x 1.70m)

BEDROOM TWO

12'4 x 8'5 (3.76m x 2.57m)

BEDROOM THREE

9'6 x 9'4 (2.90m x 2.84m)

BEDROOM FOUR

9'5 x 6'3 (2.87m x 1.91m)

FAMILY BATHROOM

9'1 x 6'1 (2.77m x 1.85m)

EXTERNALLY**SINGLE GARAGE**



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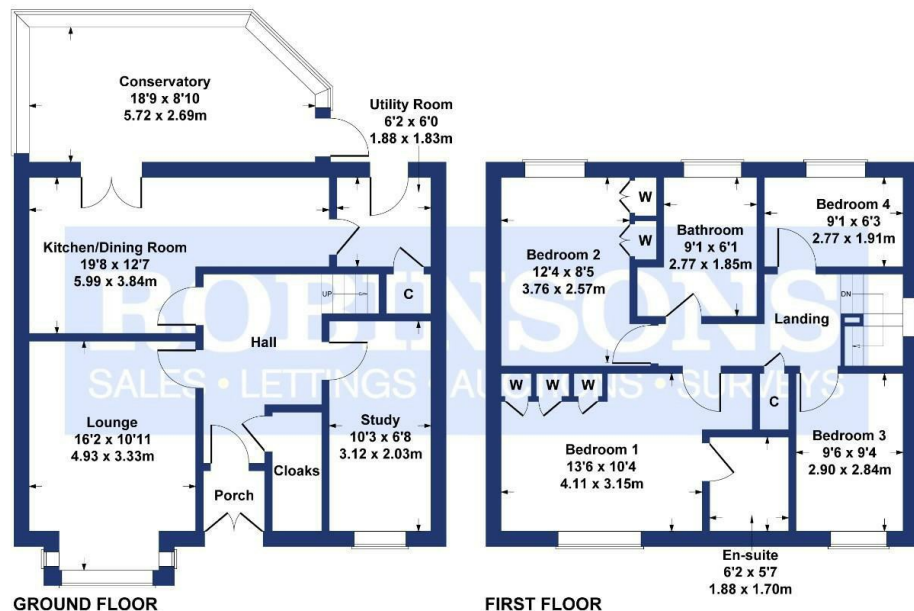
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Turnpike Walk, Sedgefield, TS21 3NP

Approximate Gross Internal Area
1411 sq ft - 131 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		72	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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