



Wallington Drive, Sedgfield, TS21 2HZ
 3 Bed - House - Link Detached
 £255,000

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Positioned beautifully within the heart of Sedgefield; it is with pleasure that we offer to the market this exceptionally well presented three bedroom link-detached house on Wallington Drive. Occupying an impressive corner plot, the property has easy access to all of the local amenities offered in & around the village itself & is 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. An ideal opportunity for the family to acquire this tastefully decorated home which is the perfect purchase for clients seeking that 'move-in ready' property. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a separate utility room & a lovely conservatory (measuring 10ft approximately). The first floor landing boasts three bedrooms & an impressive family bathroom with modern three piece suite. Externally, the home enjoys a good sized, South-facing garden to the rear which is largely laid to lawn with a paved patio area in addition. The rear is open aspect & boasts a further lawned area, spacious driveway & an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout, quality & size of this remarkable home for sale.

EXTERNALLY**SINGLE GARAGE**

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY**LOUNGE**

13'2 x 11'10 (4.01m x 3.61m)

KITCHEN / DINING AREA

17'11 x 7'10 (5.46m x 2.39m)

CONSERVATORY

10'4 x 9'11 (3.15m x 3.02m)

UTILITY ROOM

7'3 x 5'8 (2.21m x 1.73m)

FIRST FLOOR LANDING**MASTER BEDROOM**

10'1 x 9'1 (3.07m x 2.77m)

BEDROOM TWO

9'8 x 9'0 (2.95m x 2.74m)

BEDROOM THREE

8'2 x 7'10 (2.49m x 2.39m)

BATHROOM

8'1 x 5'0 (2.46m x 1.52m)



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Dedicated Property Manager

Wallington Drive TS21 2A2

Approximate Gross Internal Area
1055 sq ft - 98 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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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