



Beaumont Court, Sedgfield, TS21 3AJ
2 Bed - Bungalow - Semi Detached
£185,000

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Occupying this impressive corner plot within the heart of Sedgefield; we are delighted to offer to the market this exceptionally well presented semi detached bungalow with two bedrooms within the highly sought after location of Beaumont Court. This deceptively spacious home is an absolute credit to its current owner, has been maintained to an exceptionally high standard throughout, boasting a re-fitted kitchen, re-fitted shower room, re-fitted double glazing & lovely gardens to three elevations. Having easy access to all of the immediate amenities offered within the village itself, this tastefully decorated home is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. This is the perfect purchase for clients seeking that 'move-in ready residence' which briefly comprises: Welcoming entrance hallway with storage, a lovely lounge with feature fireplace & 'floor to ceiling' window to front elevation, spectacular re-fitted kitchen with a range of grey high gloss wall & base units & integrated oven, two good sized bedrooms (one of which is currently used as a dining room) & the stunning re-fitted shower room. Externally, the property overlooks the green to the front, boasts gardens front, side & an enclosed garden to the rear; whilst a single garage with re-fitted garage door is situated in a block to the rear. We highly encourage full internal inspection in order to fully appreciate the style, standard, layout & quality of this well proportioned home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: B

ENTRANCE HALLWAY

LOUNGE

14'10 x 11'11 (4.52m x 3.63m)

RE-FITTED KITCHEN

11'9 x 9'2 (3.58m x 2.79m)

MASTER BEDROOM

11'7 x 9'5 (3.53m x 2.87m)

BEDROOM TWO

11'2 x 9'5 (3.40m x 2.87m)

SHOWER ROOM

7'1 x 6'1 (2.16m x 1.85m)

EXTERNALLY

SINGLE GARAGE TO BLOCK



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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DH1 3HL

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WYNYARD

The Wynd

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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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