



Saddler Drive, Sedgfield, TS21 2BF
4 Bed - House - Detached
£345,000

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Constructed by Taylor Wimpey in 2019; it is with pleasure that we offer to the market this spectacular four bedroom detached, double fronted family home situated beautifully on Saddler Drive, within the desirable location of Sedgefield. 'The Whitford' offers ample accommodation for the modern family, boasts many upgrades from its original development & is the ideal purchase for those seeking that 'move-in ready' home. Flooded with natural light throughout, this tastefully decorated residence has good access links to all major road networks, is within walking distance to all of the immediate amenities that the popular village of Sedgefield has to offer & benefits further from gas central heating via a combi boiler & double glazing throughout. The property itself briefly comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/utility room, spacious lounge with media wall & French doors to rear, study with window to front elevation, a spectacular open plan kitchen/dining area with integrated appliances & a second set of French doors to the rear. The first floor landing boasts four good sized bedrooms (the master bedroom having en-suite facilities) & family bathroom. Externally, there is a lovely sized, enclosed garden to the rear which bears round to both sides, whilst to the front, this immaculate home provides driveway parking for up to four vehicles & a further detached single garage with electric door & storage above. This stunning residence has been thoroughly upgraded from its original build & only via thorough internal inspection can the style, space, layout & standard be fully appreciated.

FREEHOLD
EPC Rating: B
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
15'0 x 11'0 (4.57m x 3.35m)

STUDY
7'7 x 7'2 (2.31m x 2.18m)

KITCHEN
12'8 x 9'4 (3.86m x 2.84m)

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

FIRST FLOOR LANDING

MASTER BEDROOM
13'3 x 11'2 (4.04m x 3.40m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
11'10 x 9'7 (3.61m x 2.92m)

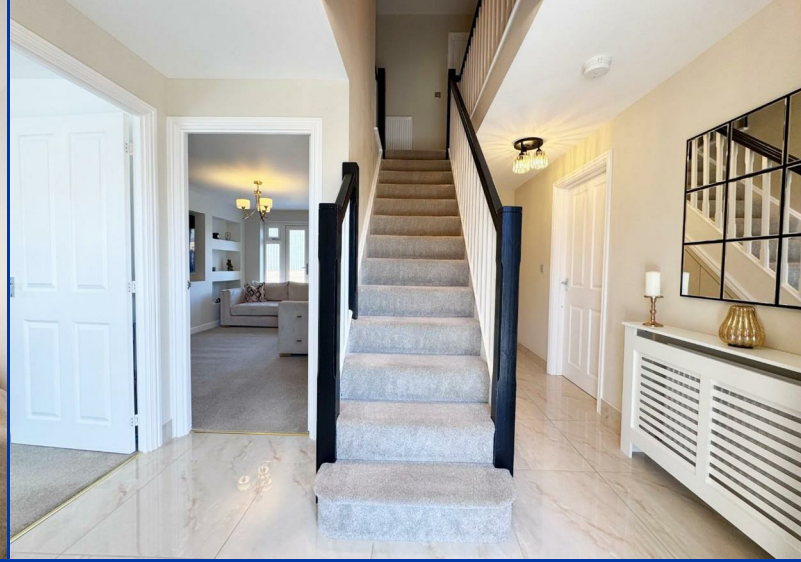
BEDROOM THREE
10'5 x 9'7 (3.18m x 2.92m)

BEDROOM FOUR
10'5 x 8'11 (3.18m x 2.72m)

FAMILY BATHROOM

EXTERNALLY

DETACHED SINGLE GARAGE



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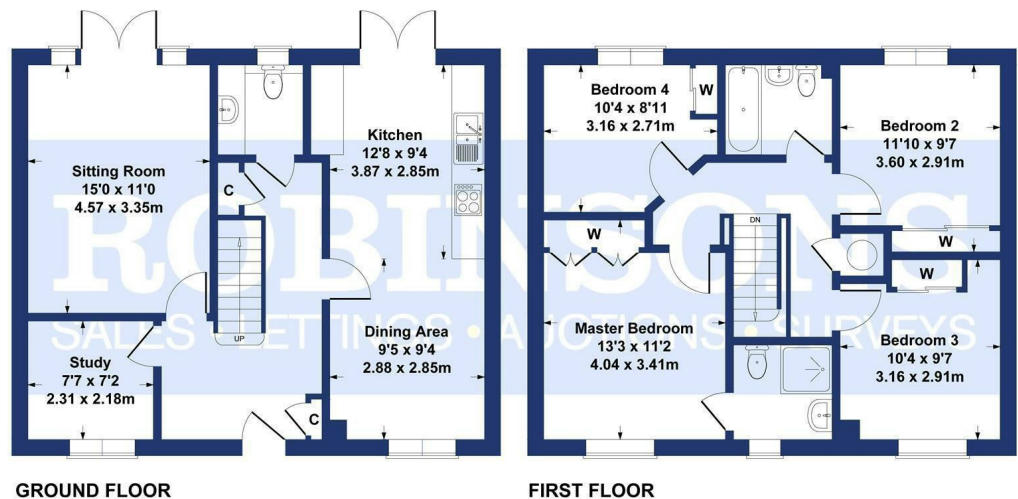
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Saddler Drive, Sedgefield, TS21 2BF

Approximate Gross Internal Area
1249 sq ft - 116 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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