



Rectory Row, Sedgfield, TS21 2AF  
4 Bed - House - Terraced  
£395,000

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Positioned beautifully within the heart of Sedgefield; we are delighted to offer to the market with no onward chain, this stunning 'period' style terraced house with four bedrooms & single garage on Rectory Row. This deceptively spacious residence has been a loving family home for many years, occupies a superb sized, enclosed South-facing garden to the rear & is the dream purchase for clients seeking an excellent amount of internal & external space. Having easy access to all of the local amenities the highly desirable location of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. This well proportioned boasts a neutral decor throughout, yet successfully retains the charm, character & authenticity of its original build. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 17ft x 16ft approximately) with original beamed ceiling & window to front elevation, conservatory which overlooks the rear garden, a separate dining room (measuring 15ft x 13ft approximately), breakfasting kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks/wc. The first floor landing boasts four bedrooms (three of which are double) & a family bathroom. Externally, the property occupies an impressive plot to rear which is South-facing, is fully enclosed & boasts lawned area & a lovely sized driveway (providing ample vehicle parking) which gives access to a detached single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, character, space, location & layout of this remarkable home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

**LOUNGE**  
17'8 x 16'1 (5.38m x 4.90m)

**CONSERVATORY**  
11'10 x 9'10 (3.61m x 3.00m)

**SEPARATE DINING ROOM**  
15'3 x 13'10 (4.65m x 4.22m)

**BREAKFAST KITCHEN**  
20'2 x 7'10 (6.15m x 2.39m)

**UTILITY ROOM**  
7'6 x 5'3 (2.29m x 1.60m)

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

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'9 x 10'8 (4.80m x 3.25m)

**BEDROOM TWO**  
12'3 x 9'0 (3.73m x 2.74m)

**BEDROOM THREE**  
14'5 x 9'11 (4.39m x 3.02m)

**BEDROOM FOUR**  
10'2 x 7'6 (3.10m x 2.29m)

**FAMILY BATHROOM**  
9'2 x 9'1 (2.79m x 2.77m)

#### **EXTERNALLY**

**DETACHED SINGLE GARAGE**  
17'11 x 9'10 (5.46m x 3.00m)



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(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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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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