



St. Edmunds Green, Sedgfield, TS21 3HT
4 Bed - House - Detached
£350,000

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Positioned beautifully within the exclusive development of St Edmunds Green, Sedgfield; we are delighted to offer to the market with no onward chain, this stunning four bedroom detached house. This exceptionally well presented property has been a loving home for many years, has been incredibly well cared for & has the added benefit of 2023 re-fitted double glazing. Having easy access to all of the immediate amenities the desirable village of Sedgfield 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. Deceptively spacious, this tastefully decorated home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a stunning 17ft (approximately) lounge with bay window to front elevation, separate dining room with access to conservatory & a lovely breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts four bedrooms (with en-suite shower room to master bedroom) & a 2022 re-fitted shower room. Externally, this lovely home enjoys a spectacular, enclosed garden to the rear which is largely laid to lawn with a range of plant, tree & shrub borders whist to the front, there is an additional lawned area & a spacious driveway leading to a single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, standard, quality, space & layout of this well proportioned residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
17'1 x 11'3 (5.21m x 3.43m)

DINING ROOM
9'10 x 9'1 (3.00m x 2.77m)

CONSERVATORY
11'0 x 9'0 (3.35m x 2.74m)

BREAKFASTING KITCHEN
15'9 x 9'6 (4.80m x 2.90m)

FIRST FLOOR LANDING

MASTER BEDROOM
18'0 x 11'4 (5.49m x 3.45m)

EN-SUITE SHOWER ROOM
6'1 x 5'4 (1.85m x 1.63m)

BEDROOM TWO
14'6 x 9'3 (4.42m x 2.82m)

BEDROOM THREE
10'2 x 9'3 (3.10m x 2.82m)

BEDROOM FOUR
8'6 x 8'0 (2.59m x 2.44m)

RE-FITTED SHOWER ROOM
7'6 x 5'8 (2.29m x 1.73m)

EXTERNALLY

SINGLE GARAGE
17'11 x 8'6 (5.46m x 2.59m)



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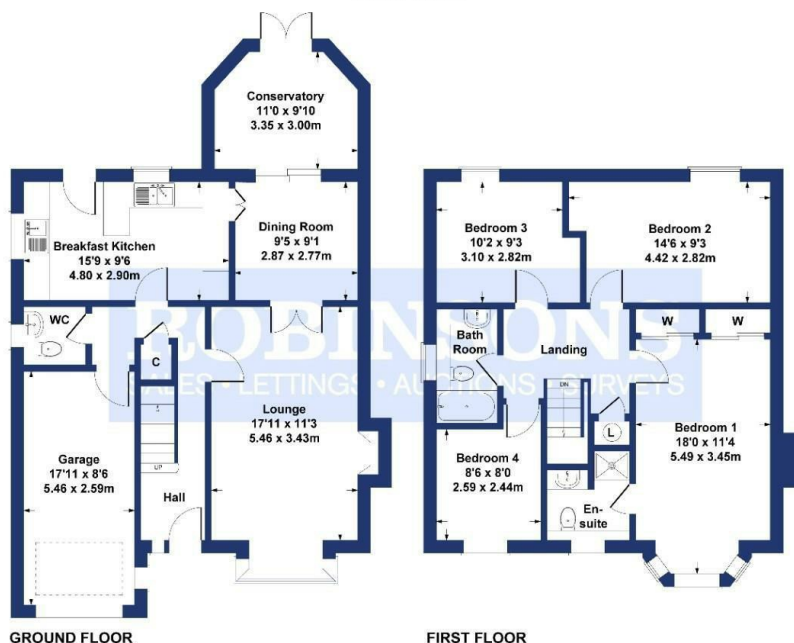
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgfield, TS21 3HT

Approximate Gross Internal Area
1583 sq ft - 147 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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