



**Lorimer Close, Sedgfield, TS21 2BP**  
**3 Bed - House - Detached**  
**£255,000**

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Presented to the market with a touch of class & sophistication; we are thrilled to offer for sale this exquisite detached family house with three bedrooms on Lorimer Close, within the highly sought after location of Sedgefield. Designed & constructed by Taylor Wimpey in 2019, this immaculate property has been improved by its current vendors & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered within the highly desirable village of Sedgefield & 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. In brief, this stunning home comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, spacious lounge with French doors to the rear garden, separate dining room & a stunning kitchen with a range of fitted wall & base units. The first floor landing boasts three double bedrooms; the master bedroom having an en-suite shower room & a family bathroom with modern three piece suite. Externally, there is a good sized enclosed, South-West facing garden to the rear which is largely laid to lawn, with summerhouse (which has electricity) whilst the front boasts a driveway with ample vehicle parking & a single integral garage. We urge clients not to miss out on this excellent opportunity & encourage thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this exceptionally well presented property for sale.

**FAMILY BATHROOM****EXTERNALLY****SINGLE GARAGE**

FREEHOLD

EPC Rating: B

Council Tax Band: D

**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE**

14'2 x 10'5 (4.32m x 3.18m)

**SEPARATE DINING ROOM**

10'2 x 8'7 (3.10m x 2.62m)

**KITCHEN**

9'10 x 9'9 (3.00m x 2.97m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

13'5 x 10'5 (4.09m x 3.18m)

**EN-SUITE SHOWER ROOM****BEDROOM TWO**

11'9 x 9'10 (3.58m x 3.00m)

**BEDROOM THREE**

9'10 x 8'9 (3.00m x 2.67m)





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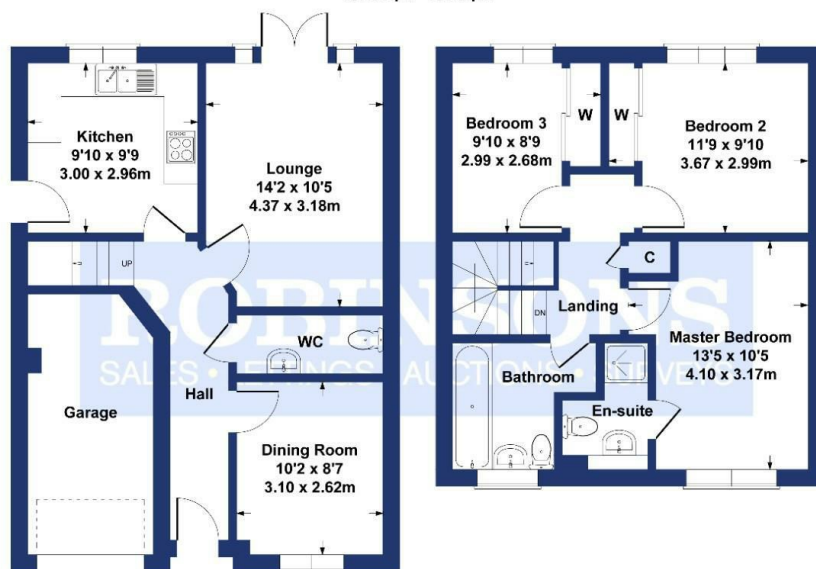
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lorimer Close, Sedgefield, TS21 2BP

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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