

Wallington Drive, Sedgfield, TS21 2HZ  
3 Bed - House - Semi-Detached  
£199,950

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Situated pleasantly within the highly sought after, family orientated location of Sedgefield, it is with pleasure that we offer to the market with no onward chain, this impressive three bedroom semi detached house on Wallington Drive. This well proportioned home occupies an impressive plot & boasts a good sized, South-facing garden to rear. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from double glazing & ducted air central heating. This property has been exceptionally well maintained, boasts good space for the family & briefly comprises: entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge / dining area with windows to both front & rear elevations, kitchen & a separate utility room with access to single garage & rear gardens. The first floor landing gives access to the three bedrooms & a shower room with separate wc. Externally, the property enjoys an enclosed garden to the rear whilst to the front, there is an excellent sized driveway with access to single garage (measuring 17ft approximately). We highly recommend thorough internal inspection in order to fully appreciate the size, layout & standard of this lovely home available.

**SINGLE GARAGE**

17'1 x 7'10 (5.21m x 2.39m)

FREEHOLD  
EPC Rating: D  
Council Tax Band: C

**ENTRANCE PORCH****ENTRANCE HALLWAY**

**LOUNGE / DINING ROOM**  
22'2 x 12'3 (6.76m x 3.73m)

**KITCHEN**  
9'8 x 8'2 (2.95m x 2.49m)

**UTILITY ROOM**  
8'2 x 7'10 (2.49m x 2.39m)

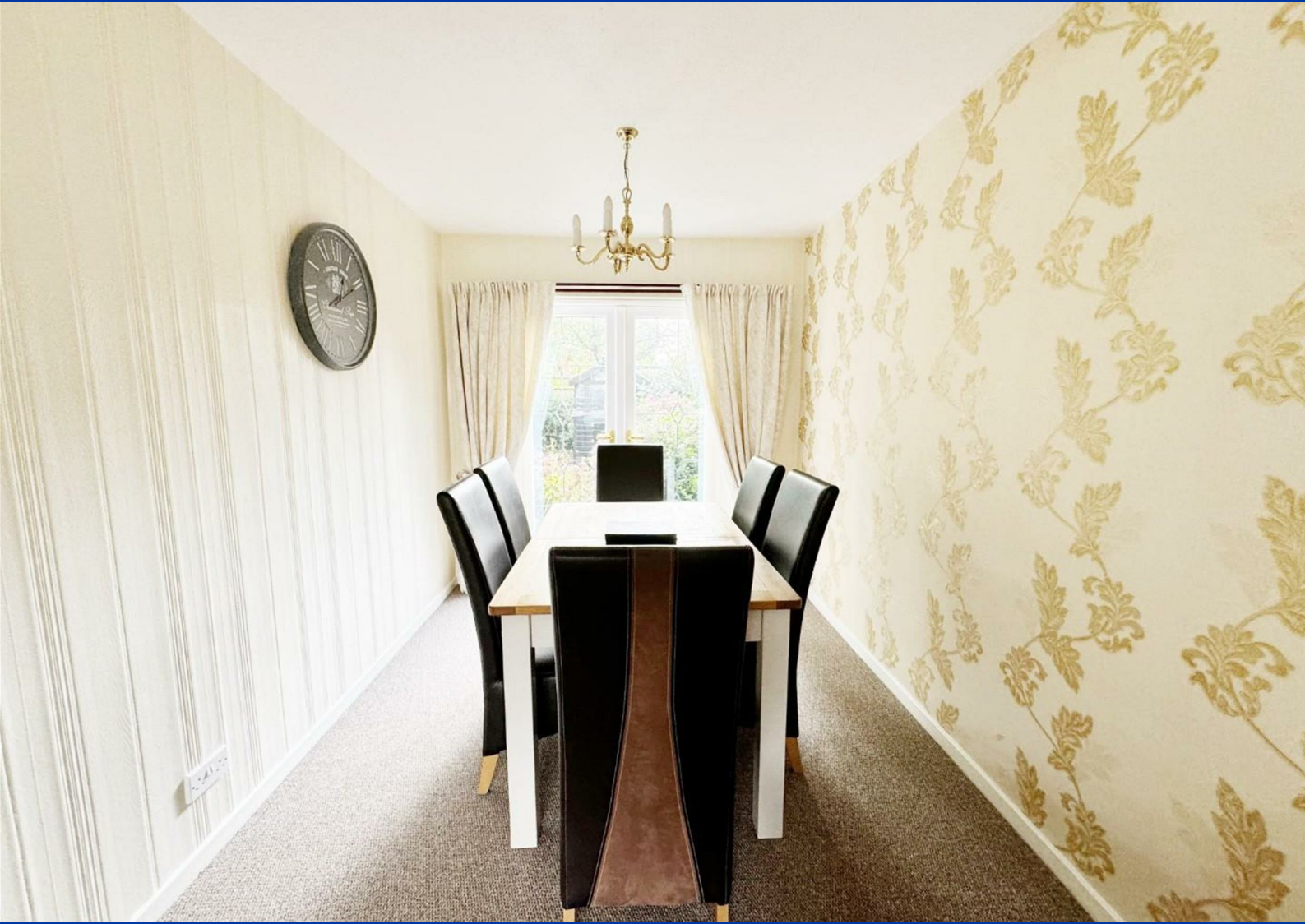
**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'8 x 11'6 (3.86m x 3.51m)

**BEDROOM TWO**  
11'6 x 9'11 (3.51m x 3.02m)

**BEDROOM THREE**  
8'10 x 8'0 (2.69m x 2.44m)

**SHOWER ROOM****SEPARATE WC****EXTERNALLY**



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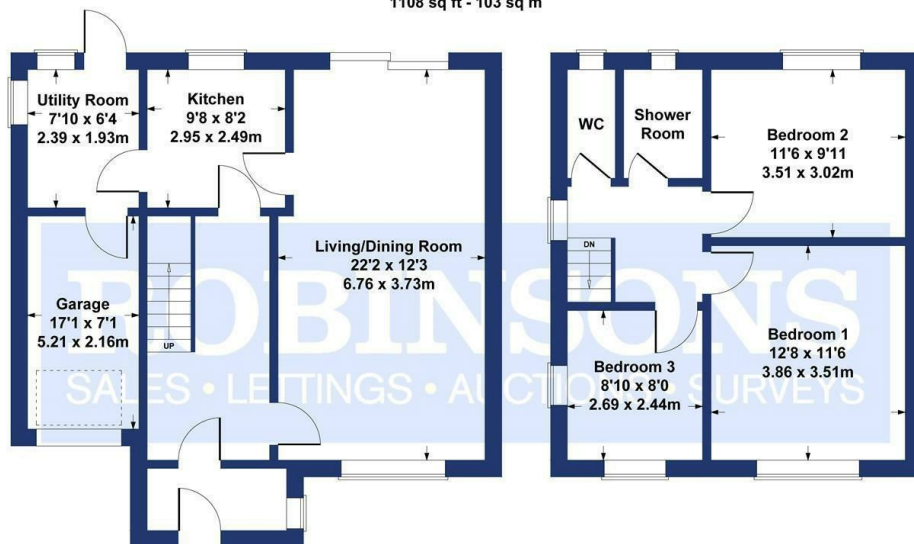
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Strategic Marketing Plan

Dedicated Property Manager

## Wallington Drive, Sedgefield, TS21 2HZ

Approximate Gross Internal Area  
1108 sq ft - 103 sq m



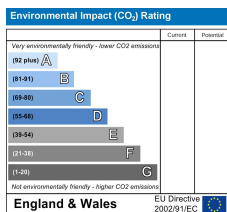
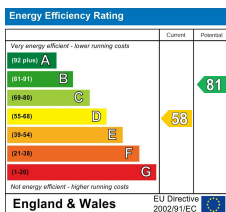
GROUND FLOOR

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. 2022



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