





Lorimer Close, Sedgefield, TS21 2BP

3 Bed - House - Semi-Detached

£259,950

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Designed & constructed by Taylor Wimpey in 2020, we are thrilled to offer to the market with no onward chain this stunning 'Flatford' style, three bedroom semi detached house on Lorimer Close, Sedgefield. This lovely home boasts a modern, neutral decor throughout & is the ideal purchase for those buyers seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered within the village itself & within excellent commuting distance to all major road networks & bus routes, this well proportioned property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, the layout comprises: Welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, a lovely lounge area with French doors opening out onto the rear garden, breakfasting kitchen with a range of fitted wall & base units finished in a high gloss & boasting integrated appliances. The first floor landing hosts three bedrooms; the master bedroom has fitted wardrobes & en-suite facilities & a family bathroom with modern three piece suite. Additionally, the loft has been bordered with light & ladder. Externally, the property enjoys an excellent sized, enclosed garden to the rear which is largely laid to lawn with patio area, whilst to the front, there is a spacious driveway providing ample vehicle parking & access to a detached single garage (measuring 16ft approximately). We urge clients not to miss out on this excellent opportunity to acquire this immaculate home which will suit a variety of purchasers. Thorough internal viewing is essential in order to fully appreciate the style, layout, quality & standard of this lovely home for sale.

FREEHOLD
EPC RATING: B
COUNCIL TAX BAND: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/WC

KITCHEN
12'0" x 10'0" (3.66m x 3.07m)

LOUNGE
15'6 x 12'10 (4.72m x 3.91m)

MASTER BEDROOM
10'7 x 9'10 (3.23m x 3.00m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
10'9 x 8'7 (3.28m x 2.62m)

BEDROOM THREE
12'2 x 6'7 (3.71m x 2.01m)

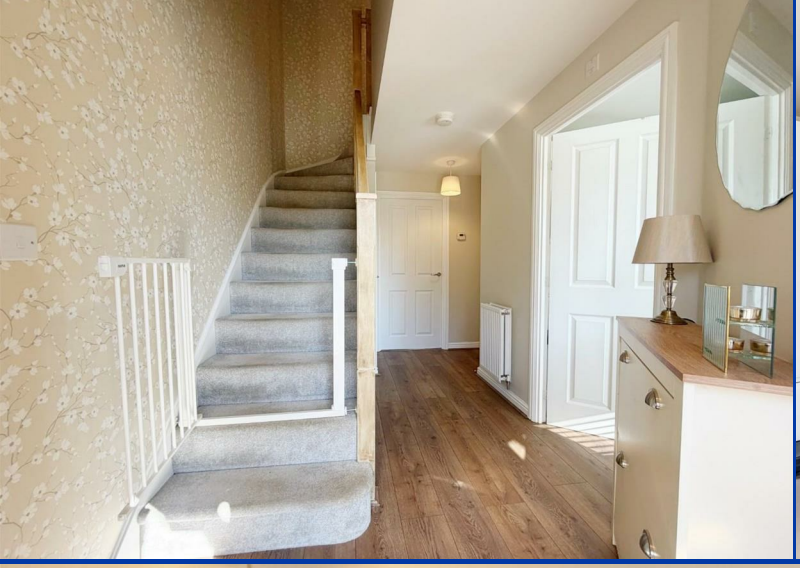
FAMILY BATHROOM
6'7 x 5'6 (2.01m x 1.68m)

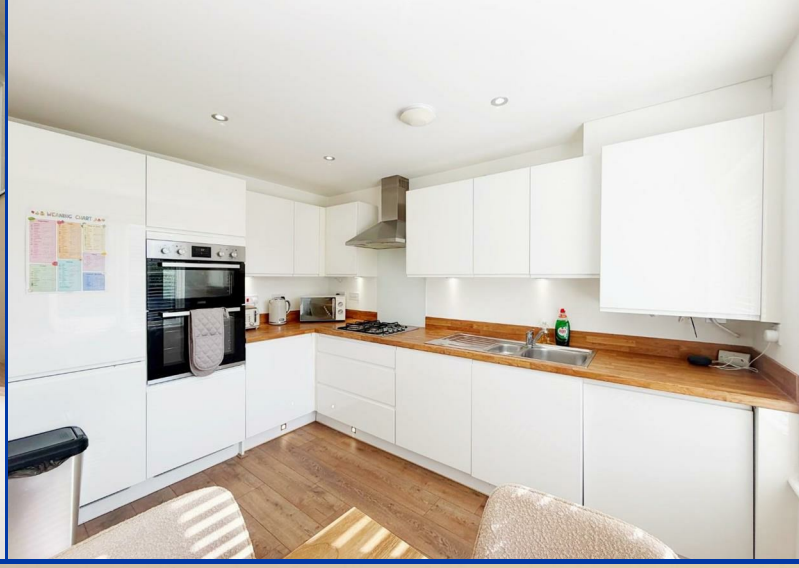
EXTERNALLY

DETACHED SINGLE GARAGE
16'9 x 8'7 (5.11m x 2.62m)

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.








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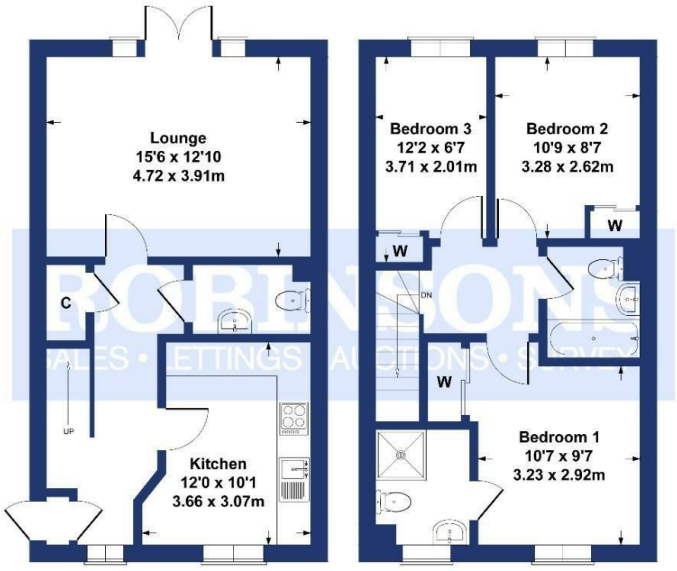
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgefield, TS21 2BP

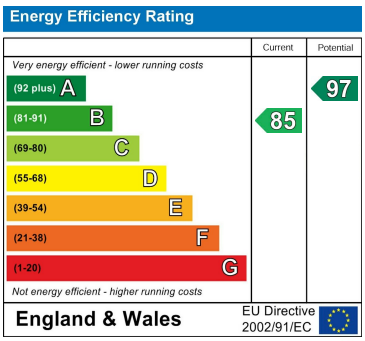
Approximate Gross Internal Area
906 sq ft - 84 sq m



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. 2022



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RICS

ARLA Association of Residential Letting Agents

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