



Melgrove Way, Sedgfield, TS21 2JN
3 Bed - House - Detached
Asking Price £260,000

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An absolute credit to its current owners; it is with pleasure that we offer to the market this spectacular detached house with three bedrooms positioned beautifully on Melgrove Way, within the highly sought after, family orientated location of Sedgfield. Having easy access to all of the local amenities that Sedgfield has to offer & within excellent commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside, the property benefits further from double glazing & gas central heating via a combi boiler. Immaculately presented throughout; this contemporary property is flooded with natural light throughout & briefly comprises: welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a re-fitted kitchen/dining area with a range of modern wall & base units, separate utility room & a beautiful lounge (measuring 16ft approximately) with patio doors giving access to the rear garden. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, there is an enclosed rear garden which is largely laid to lawn with paved patio area, whilst to the front, there is a spacious driveway offering ample vehicle parking that leads to a detached single garage. We highly recommend thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this remarkable home for sale.

20'0 x 8'7 (6.10m x 2.62m)

FREEHOLD
EPC Rating: C
Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
16'7 x 11'2 (5.05m x 3.40m)

KITCHEN / DINING AREA
19'11 x 8'3 (6.07m x 2.51m)

UTILITY ROOM
9'3 x 6'8 (2.82m x 2.03m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'0 x 8'10 (3.66m x 2.69m)

BEDROOM TWO
10'10 x 10'7 (3.30m x 3.23m)

BEDROOM THREE
9'2 x 7'5 (2.79m x 2.26m)

FAMILY BATHROOM
6'11 x 6'1 (2.11m x 1.85m)

EXTERNALLY

SINGLE GARAGE



OUR SERVICES

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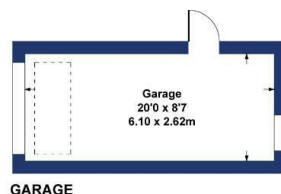
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Melgrove Way, Sedgefield, TS21 2JN

Approximate Gross Internal Area
1218 sq ft - 113 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			
105-121 kWh/m²/yr A			
81-104 kWh/m²/yr B			
61-80 kWh/m²/yr C			
41-60 kWh/m²/yr D			
21-40 kWh/m²/yr E			
1-20 kWh/m²/yr F			
Below 1 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		69	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-121 g/kWh A			
81-104 g/kWh B			
61-80 g/kWh C			
41-60 g/kWh D			
21-40 g/kWh E			
1-20 g/kWh F			
Below 1 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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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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