



Cartwright Close, Sedgfield, TS21 2BQ
3 Bed - House - Detached
£295,000

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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 this exceptionally well presented detached house with three double bedrooms on Cartwright Close. This lovely property was designed & constructed by Taylor Wimpey in 2022 & is the perfect purchase for the family. Having easy access to of the local amenities the desirable village of Sedgefield 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 & double glazing throughout. This neutrally decorated home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with French doors leading to a pergola with stunning views of the rear garden, separate dining room & kitchen with a range of fitted wall & base units. The first floor landing boasts three double bedrooms (the master bedroom having en-suite facilities) & a family bathroom with modern three piece suite. Externally, this deceptively spacious home enjoys a superb sized, enclosed rear garden which is largely laid to lawn, with garden shed & a range of plant, tree & shrub borders, whilst to the front, a spacious driveway providing parking for two vehicles leads to a single garage. We urge clients not to miss out & strongly encourage thorough internal inspection in order to fully appreciate the style, space, quality & layout of this remarkable property for sale.

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)

PERGOLA
9'10 x 9'3 (3.00m x 2.82m)

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

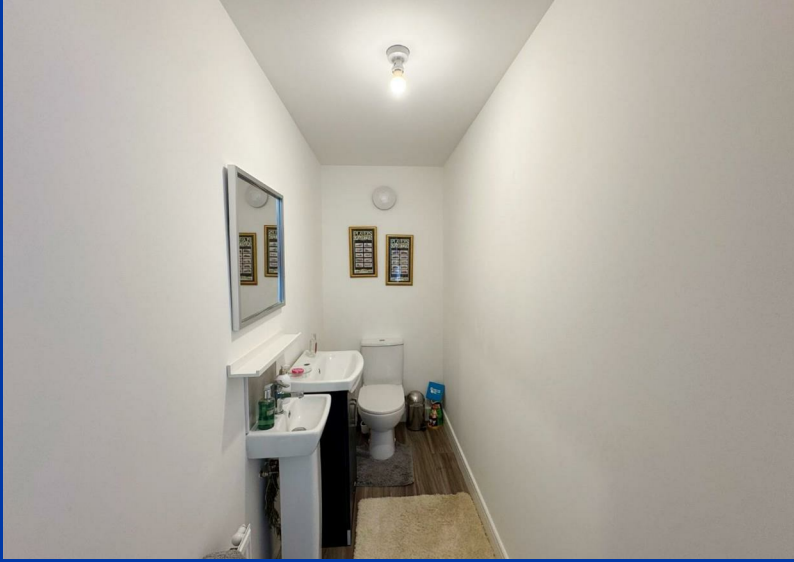
BEDROOM TWO
11'9 x 9'10 (3.58m x 3.00m)

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

FAMILY BATHROOM

EXTERNALLY

SINGLE GARAGE
13'7 x 8'3 (4.14m x 2.51m)



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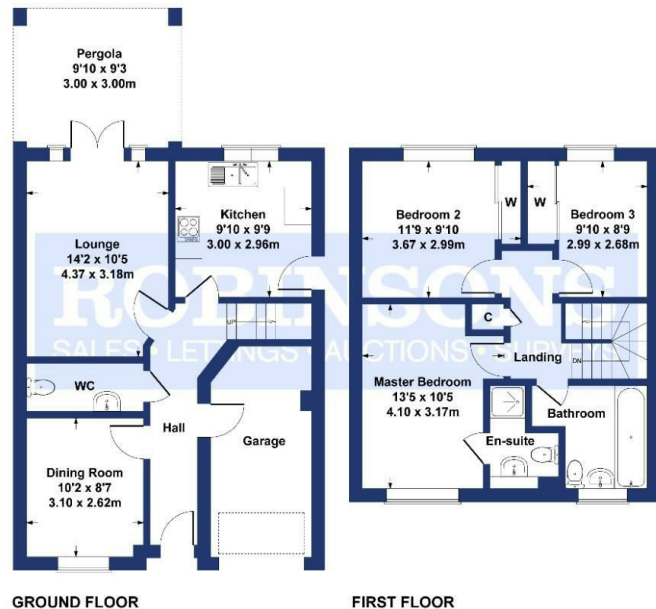
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cartwright Close, Sedgefield

Approximate Gross Internal Area
1076 sq ft - 100 sq m
(Excluding Pergola)



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		84	95
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	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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