





Cartwright Close, Sedgefield, TS21 2BQ

3 Bed - House - Detached

£289,950

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Beautifully presented throughout; we are delighted to offer for sale this exquisite detached family house with three double bedrooms on Cartwright Close, within the highly sought after location of Sedgefield. Designed & constructed by Taylor Wimpey, this immaculate property is flooded with natural light throughout & 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 en-suite facilities & a family bathroom with modern three piece suite. Additionally, the loft has been boarded with light & ladder. Externally, there is a good sized enclosed, West facing garden to the rear which is largely laid to lawn with an extended patio area, whilst the front boasts a driveway with ample vehicle parking for two cars & 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.

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)

FAMILY BATHROOM

EXTERNALLY

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

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.

SALE READY INFORMATION
Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.











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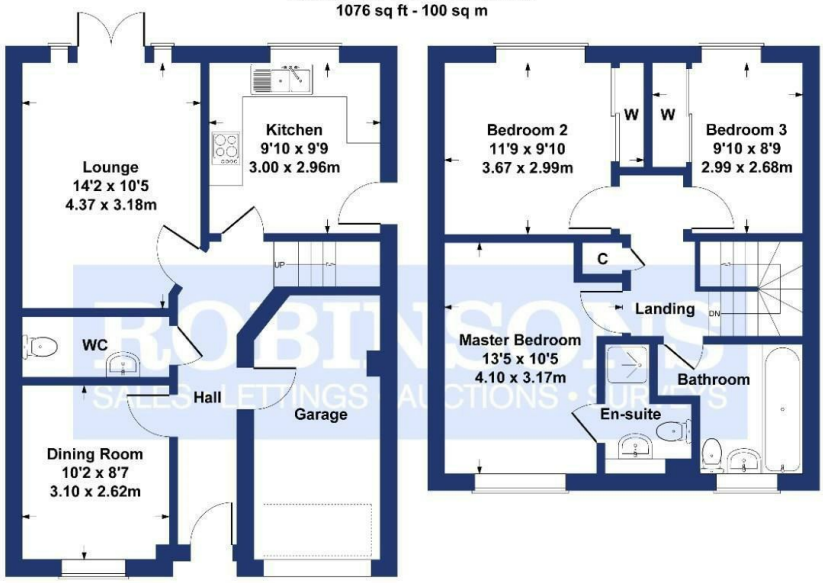
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cartwright Close, Sedgefield

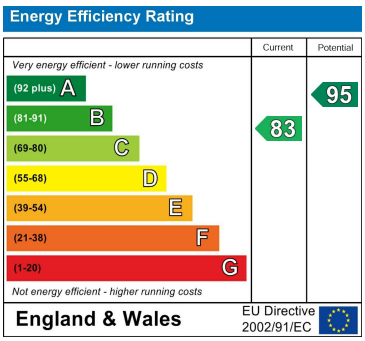
Approximate Gross Internal Area
1076 sq ft - 100 sq m



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



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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