



The Meadows, Sedgefield, TS21 2DP
3 Bed - House - Detached
Offers Over £250,000

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Positioned pleasantly within the heart of Sedgefield, we are thrilled to offer to the market with no onward chain, this impressive three bedroom detached house on The Meadows. This well proportioned residence has been a loving family home for many years & whilst it does require some internal modernisation; is the perfect purchase for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities the highly sought after village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits further from gas central heating & double glazing throughout. Oozing potential, this well maintained property briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to first floor & useful ground floor cloaks/wc, a spectacular open-plan lounge/dining area (measuring 21ft approximately) with window to front elevation & further access through to a rear conservatory, breakfasting/kitchen with a range of fitted wall & base units & separate utility. The first floor landing boasts three bedrooms (two of which are double) & a re-fitted shower room. Externally, this lovely home occupies an excellent plot with an enclosed garden to the rear, whilst the front is open aspect with additional gardens & driveway with access through to a 16ft (approximately) single garage. We highly encourage through internal inspection in order to fully appreciate the style, space, layout, location & potential of this family home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: D

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

OPEN-PLAN LOUNGE/DINING AREA

21'10 x 16'10 (6.65m x 5.13m)

CONSERVATORY

14'3 x 8'5 (4.34m x 2.57m)

BREAKFASTING KITCHEN

11'8 x 9'11 (3.56m x 3.02m)

SEPARATE UTILITY ROOM

8'11 x 7'9 (2.72m x 2.36m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'1 x 10'9 (4.60m x 3.28m)

BEDROOM TWO

15'1 x 8'3 (4.60m x 2.51m)

BEDROOM THREE

9'0 x 7'5 (2.74m x 2.26m)

SHOWER ROOM

8'10 x 5'5 (2.69m x 1.65m)

EXTERNALLY

SINGLE GARAGE

16'7 x 9'3 (5.05m x 2.82m)



OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

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Approximate Gross Internal Area
1398 sq ft - 130 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98-100)	A	
(91-91)	B	
(89-80)	C	
(75-54)	D	
(59-34)	E	
(21-09)	F	
(7-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-48)	D	
(39-34)	E	
(21-18)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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