



Beaumont Court, Sedgfield, TS21 3AJ
2 Bed - Bungalow - Detached
£199,950

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Rarely available; we are delighted to offer to the market with no onward chain, this well maintained detached bungalow with two bedrooms pleasantly positioned on Beaumont Court, within the highly sought after location of Sedgefield. Occupying an impressive corner plot, this well proportioned residence has been a loving home for many years & is the perfect purchase for a range of buyers. Having easy access to all of the immediate 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. In brief, this lovely bungalow comprises: Welcoming entrance hallway with storage, a lovely sized lounge (measuring 14ft approximately) with window to front elevation, breakfasting kitchen with a range of fitted wall & base units, separate utility room with access to rear, two bedrooms & an impressive re-fitted wet room. Externally, the property has an enclosed garden to the rear with paved patio area & beyond the garden gate lies a double driveway with ample vehicle parking & access to a 16ft (approximately) single garage. The front area is open aspect & is largely laid to lawn. We strongly encourage thorough internal inspection in order to fully appreciate the style, space, layout & potential of this remarkable property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
14'6 x 11'1 (4.42m x 3.38m)

KITCHEN
11'0 x 8'4 (3.35m x 2.54m)

UTILITY ROOM
9'7 x 6'1 (2.92m x 1.85m)

MASTER BEDROOM
11'9 x 11'6 (3.58m x 3.51m)

BEDROOM TWO
10'11 x 8'0 (3.33m x 2.44m)

WET ROOM
7'7 x 5'4 (2.31m x 1.63m)

EXTERNALLY

SINGLE GARAGE
16'5 x 6'1 (5.00m x 1.85m)



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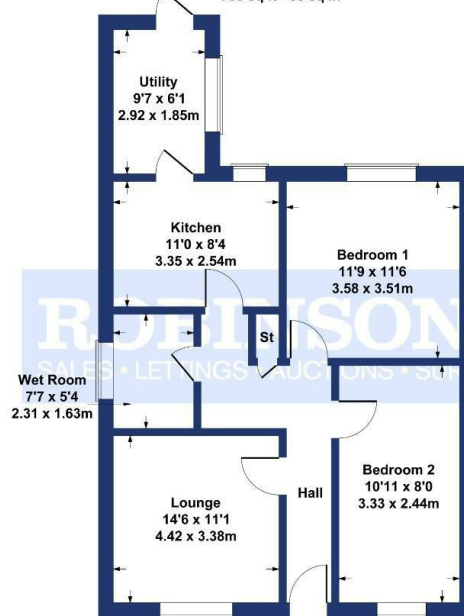
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beaumont Court, Sedgfield, TS21 3AJ

Approximate Gross Internal Area
705 sq ft - 65 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	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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