



St. Edmunds Green, Sedgefield, TS21 3HT
4 Bed - House - Detached
£350,000

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It is with pleasure that we offer to the market with no onward chain, this impressive four bedroom detached home situated within the highly sought after location of St. Edmunds Green, Sedgefield. This tastefully decorated residence is within walking distance to all of the local amenities that the village has to offer, has easy access to major road links such as the A1(M) & the A19 & benefits from gas central heating & double glazing throughout. This well proportioned residence has been a loving family home for many years & whilst elements of the property do require some internal modernisation, briefly comprises: Welcoming entrance hallway with stairs to the first floor, ground floor cloaks/wc, spacious lounge with bay window to front elevation, dining room with access through to the conservatory which overlooks the rear garden, kitchen with a range of wall & base units & separate utility room. The first floor landing boasts four bedrooms (the master bedroom boasting an en-suite shower room) & family bathroom. Externally, this desirable home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn with patio area & a range of plant & shrub borders. To the front, there is a spacious driveway with ample vehicle parking that leads to a double garage (measuring 17ft x 16ft approximately). We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this extremely well maintained property for sale.

FREEHOLD

EPC Rating: D

Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

18'5 x 11'2 (5.61m x 3.40m)

DINING ROOM

10'0 x 9'0 (3.05m x 2.74m)

CONSERVATORY

10'6 x 8'7 (3.20m x 2.62m)

KITCHEN

9'9 x 9'7 (2.97m x 2.92m)

UTILITY ROOM

9'6 x 5'9 (2.90m x 1.75m)

FIRST FLOOR LANDING

MASTER BEDROOM

17'6 x 11'4 (5.33m x 3.45m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

14'4 x 9'5 (4.37m x 2.87m)

BEDROOM THREE

10'0 x 9'5 (3.05m x 2.87m)

BEDROOM FOUR

9'10 x 8'6 (3.00m x 2.59m)

FAMILY BATHROOM

7'6 x 5'3 (2.29m x 1.60m)

EXTERNALLY

DOUBLE GARAGE

17'9 x 16'10 (5.41m x 5.13m)



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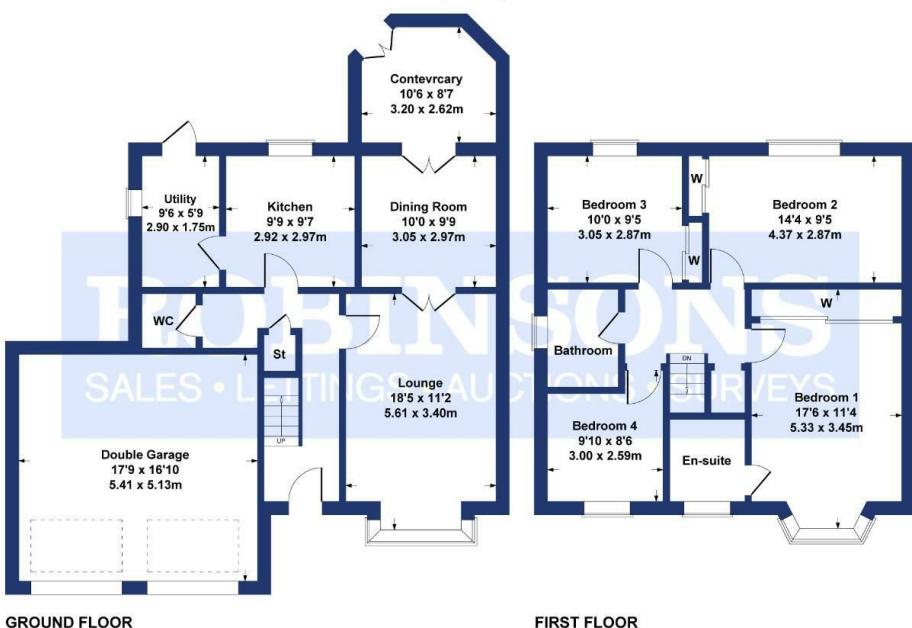
Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgefield, TS21 3HT

Approximate Gross Internal Area

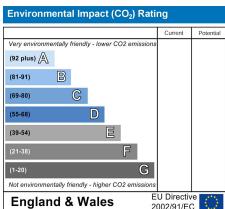
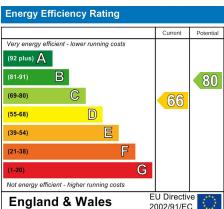
1669 sq ft - 155 sq m



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



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