



Saddler Drive, Sedgefield, TS21 2JQ
4 Bed - House - Detached
£465,000

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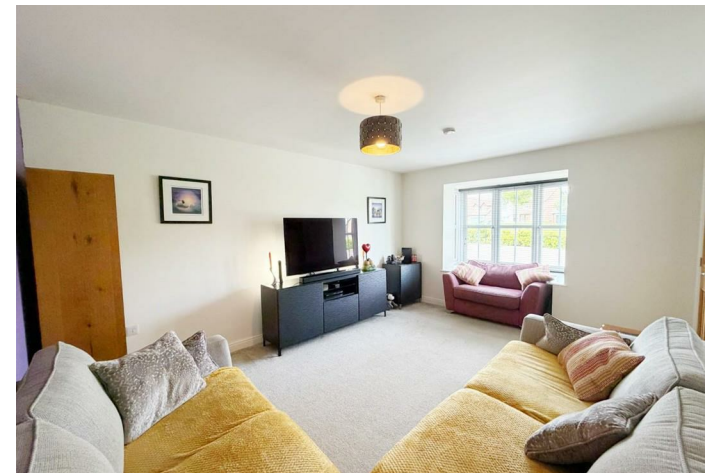
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Designed & constructed by Story Homes in 2018; it is with pleasure that we offer to the market this spectacular, detached family house with four double bedrooms situated beautifully on Saddler Drive, within the highly sought after location of Sedgefield. 'The Harrogate' offers ample living accommodation for the modern family, is filled with personality & is the ideal purchase for those seeking that 'move-in ready' home. Flooded with natural light throughout, this stylish residence has good access links to all major road networks leading to Durham City, Darlington & Teesside, is within walking distance to all of the immediate amenities that the popular village of Sedgefield has to offer & benefits further from gas central heating via a combi boiler & double glazing throughout. The property itself briefly comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, spacious lounge with bay window to front elevation, separate dining room, a spectacular open-plan breakfasting kitchen/family room with a range of modern units, integrated appliances & bi-fold doors to the rear garden & a separate utility room. The first floor landing boasts four double bedrooms (the master bedroom having en-suite facilities) & a beautiful family bathroom with modern four piece suite. Externally, there is a lovely sized, enclosed South-West facing garden to the rear which is largely laid to lawn & enjoys feature patio area. Additionally, this well proportioned home provides ample driveway parking for up to three vehicles & leads to a detached single garage (positioned to the rear), whilst an E.V charging point is lies to the side of the property. This is the perfect opportunity for a family seeking space, to acquire this impressive home for sale & we highly encourage full internal inspection in order to fully appreciate the standard, style, space, size & layout available.

FREEHOLD

EPC Rating: B

Council Tax Band: E











ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

17'6 x 12'0 (5.33m x 3.66m)

SEPARATE DINING ROOM

11'0 x 9'2 (3.35m x 2.79m)

BREAKFASTING KITCHEN / FAMILY ROOM

28'8 x 11'0 (8.74m x 3.35m)

UTILITY ROOM

9'3 x 5'3 (2.82m x 1.60m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'7 x 12'1 (4.14m x 3.68m)

EN-SUITE SHOWER ROOM

7'3 x 6'11 (2.21m x 2.11m)

BEDROOM TWO

13'9 x 9'0 (4.19m x 2.74m)

BEDROOM THREE

12'11 x 8'11 (3.94m x 2.72m)

BEDROOM FOUR

13'1 x 12'1 (3.99m x 3.68m)

FAMILY BATHROOM

9'8 x 6'11 (2.95m x 2.11m)

EXTERNALLY

DETACHED SINGLE GARAGE

17'8 x 9'4 (5.38m x 2.84m)

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.

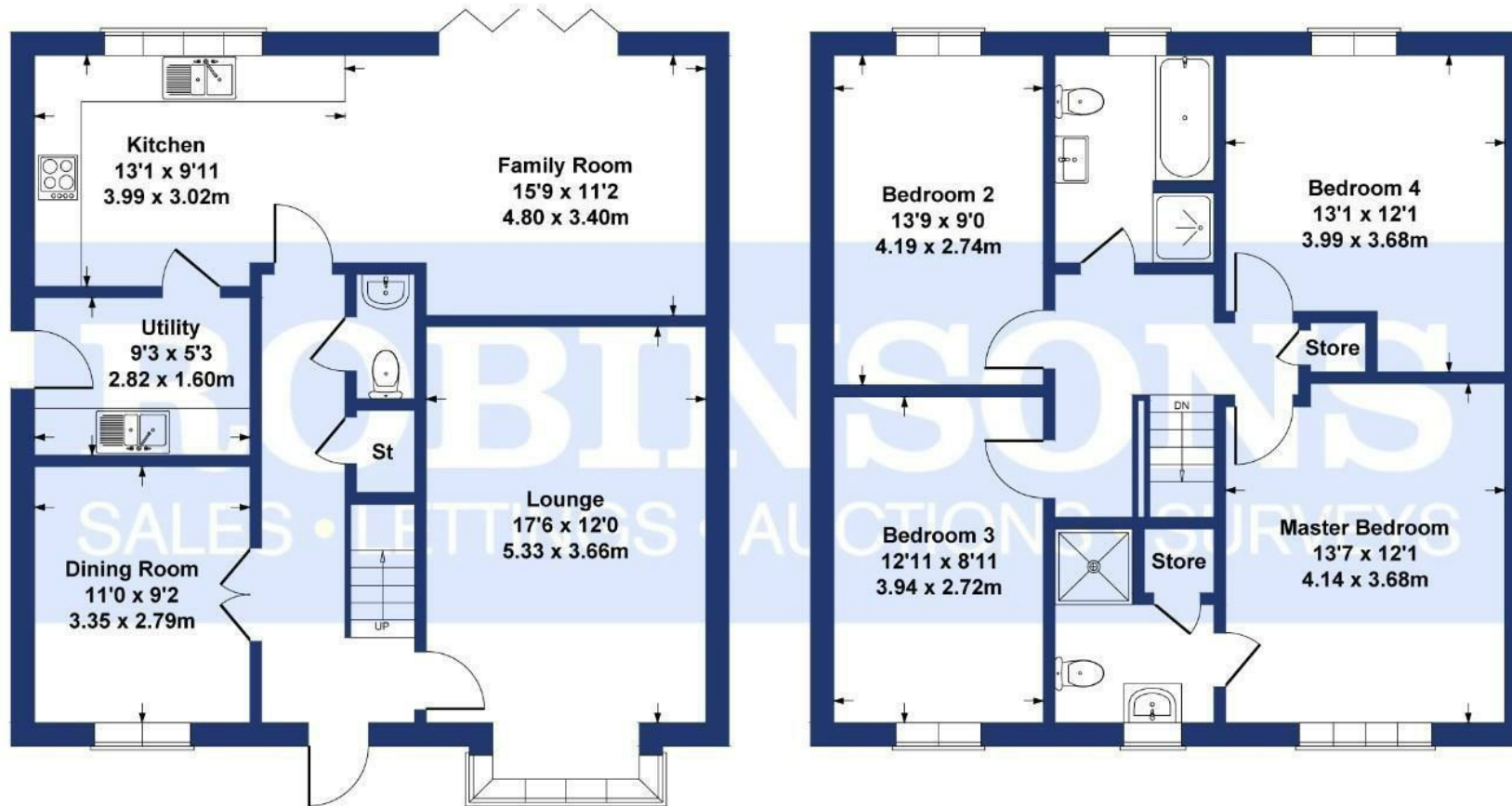
COMPLIANCE

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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Approximate Gross Internal Area
1668 sq ft - 155 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(61-81) B	85	
(49-60) C		
(35-48) D		
(22-34) E		
(15-21) F		
(1-14) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

