



Beaumont Court, Sedgfield, TS21 3AH
3 Bed - House - Semi-Detached
£180,000

ROBINSONS
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Offered to the market with no onward chain & nestled within the heart of Sedgfield; we are thrilled to present this stunning three bedroom semi detached home on Beaumont Court. This lovely property will be the ideal purchase for the growing family looking to acquire a home within this popular location. Having easy access to all of the immediate amenities that Sedgfield itself has to offer, the property is also within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a 2019 re-fitted combi boiler & double glazing throughout. This tastefully decorated residence briefly comprises: entrance porch through to a spacious lounge with window to the front elevation, separate dining room with access through to a fully fitted kitchen which provides further access through to a utility room & single garage. To the first floor there are three good sized bedrooms; the master bedroom boasting fitted wardrobes & the family bathroom with spa bath, and separate WC. Externally, this impressive home enjoys an enclosed garden to the rear which is largely laid to lawn, whilst to the front, the gardens are open aspect. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, layout & space offered within this well proportioned home for sale.

Energy Efficiency Rating D | Council Tax Band C | Tenure Freehold

To arrange a viewing please call Robinsons on 01740 621777

ENTRANCE PORCH

LOUNGE

17'11" x 12'1" (5.46 x 3.68)

With inglenook housing a stove effect electric fire, storage cupboard housing wall mounted gas central heating boiler, stair case leading to the first floor, uPVC double glazed window to the front and French doors to the dining room.

DINING ROOM

10'11" x 8'8" (3.33 x 2.64)

With laminate flooring and uPVC double glazed window to the rear.

KITCHEN

10'8" x 9'6" (10'08" x 9'06") (3.25 x 2.90)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood and built under oven, integrated fridge, freezer and dishwasher, laminate flooring, uPVC double glazed window to the rear and uPVC double glazed door to the garage and utility.

UTILITY ROOM

8'6" x 7'7" (2.59 x 2.31)

With work top, plumbing for automatic washing machine and tumble dryer, Belfast sink and uPVC double glazed window to the front.

FIRST FLOOR LANDING

MASTER BEDROOM

12'2" x 9'7" (3.71 x 2.92)

With fitted wardrobes having mirrored sliding doors, laminate flooring and uPVC double glazed window to the front.

BEDROOM TWO

12'0" x 9'7" (3.66 x 2.92)

With laminate flooring and uPVC double glazed window to the rear.

BEDROOM THREE

9'0" x 7'8" (2.74 x 2.34)

With over stair storage cupboard and uPVC double glazed window to the front.

FAMILY BATHROOM

5'10" x 5'5" (1.78 x 1.65)

Fitted with a three piece suite having

SEPARATE WC

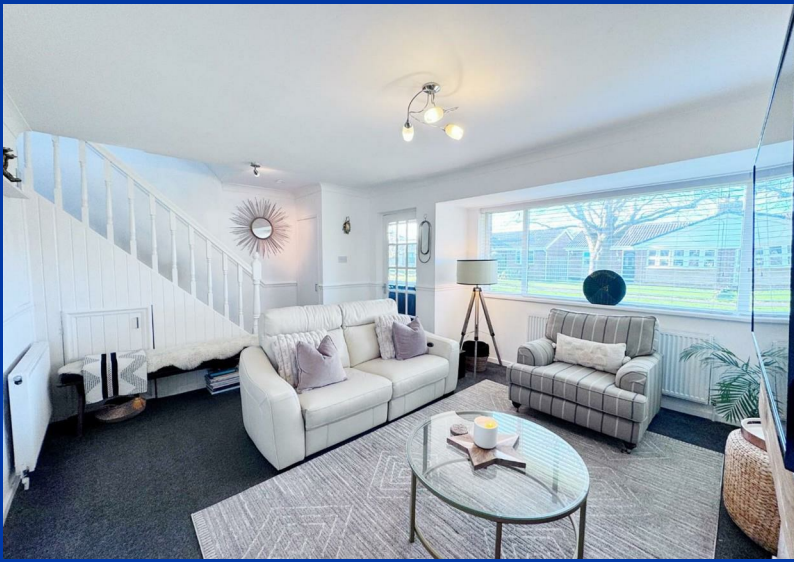
EXTERNALLY

To the rear of the property there is an enclosed garden to the rear which is largely laid to lawn and with block paved patio, whilst to the front, the gardens are open aspect.

SINGLE GARAGE

18'3" x 8'6" (5.56 x 2.59)

With up and over door, power, lighting and pedestrian doors to the kitchen and rear garden.



OUR SERVICES

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Conveyancing

Surveys and EPCs

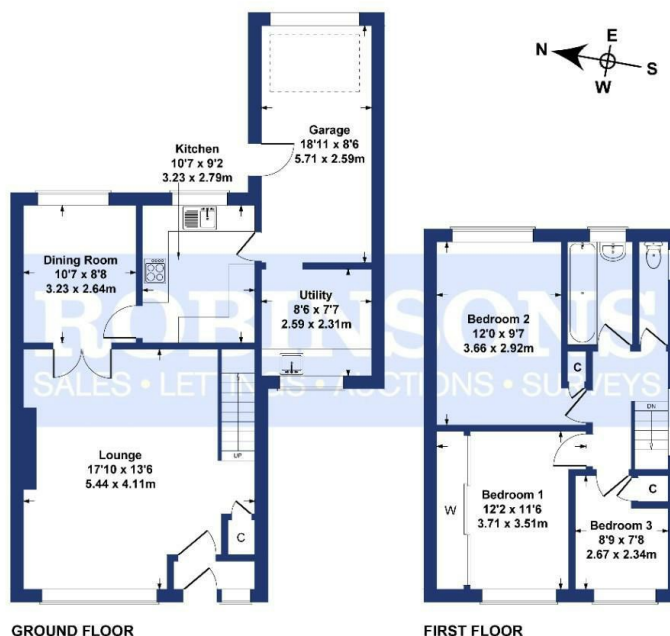
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beaumont Court
Approximate Gross Internal Area
1241 sq ft - 115 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. 2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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