



Cragside, Sedgfield, TS21 2DU
3 Bed - House - Semi-Detached
£235,000

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Cragside Sedgefield, TS21 2DU

Immaculately presented throughout, it is with pleasure that we offer to the market within no onward chain, this stunning, extended semi detached house with three double bedrooms & two bathrooms on Cragside, within the highly sought after location of Sedgefield. This deceptively spacious residence has been extremely well cared for & is the perfect purchase for clients seeking that 'move-in ready' home. 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. The property has been extended to the rear elevation to incorporate a 17ft (approximately) kitchen making this property larger than a standard size home. In brief, this tastefully decorated dwelling comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a beautiful open-plan lounge/dining area (measuring 26ft x 14ft approximately) with bay window to front elevation, the lovely kitchen with a range of fitted wall & base units & bi-fold doors to rear garden, separate utility room with access to useful ground floor cloaks/wc. The first floor landing boasts three double bedrooms; (the master bedroom hosting an en-suite shower room) & a family bathroom with modern three piece suite. Externally, the property enjoys a good sized, enclosed South-West facing garden which is largely laid to lawn whilst to the front, there is ample driveway parking. We urge clients not to miss out on this superb opportunity to acquire this remarkable home & thoroughly recommend full internal inspection in order to fully appreciate the style, standard, space, layout & quality of property for sale.

FREEHOLD

EPC Rating: D

Council Tax Band: C













ENTRANCE PORCH

ENTRANCE HALLWAY

OPEN-PLAN LOUNGE/DINING AREA

26'4 x 14'8 (8.03m x 4.47m)

KITCHEN

17'8 x 9'10 (5.38m x 3.00m)

UTILITY ROOM

6'3 x 5'9 (1.91m x 1.75m)

GROUND FLOOR CLOAKS /WC

FIRST FLOOR LANDING

MASTER BEDROOM

12'9 x 11'9 (3.89m x 3.58m)

EN-SUITE SHOWER ROOM

9'0 x 5'11 (2.74m x 1.80m)

BEDROOM TWO

9'5 x 9'2 (2.87m x 2.79m)

BEDROOM THREE

9'8 x 6'8 (2.95m x 2.03m)

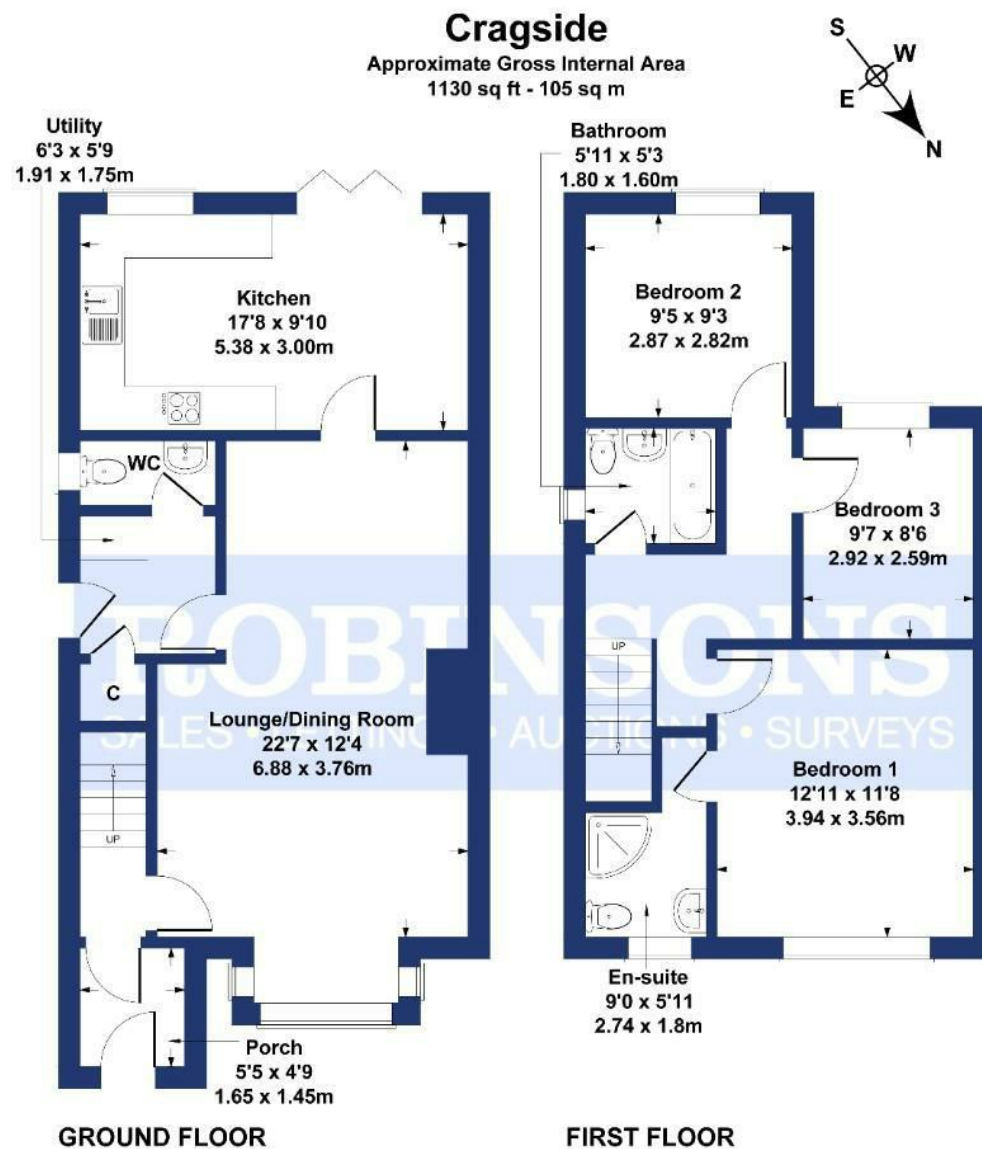
FAMILY BATHROOM

5'11 x 5'3 (1.80m x 1.60m)

EXTERNALLY







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		
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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