



Kerr Crescent, Sedgfield, TS21 2EG
4 Bed - House - Detached
Offers Over £399,950

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Enjoying beautiful views to the neighbouring fields & across to Hardwick Park; we are delighted to offer to the market this exceptionally well presented, extended detached family residence with four bedrooms & three bathrooms, pleasantly positioned in Kerr Crescent within the heart of the desirable village of Sedgefield. Flooded with natural light throughout, this spacious home has been a loving home for many years, oozed privacy & is the dream purchase for the growing family. Having easy access to all of the local amenities offered within Sedgefield itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this substantial & well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, stunning lounge with feature fireplace & wood burning stove, dining area with access through to a lovely garden room, superb sized kitchen/breakfast room with a range of fitted wall & base units & further access through to the double garage/utility room. The first floor landing boasts four good sized bedrooms (two of which has en-suite facilities) & a 15ft (approximately) family bathroom with three piece suite. Externally, the property enjoys a spectacular, West-facing private, tiered landscaped garden which is mainly laid to lawn & designed with easy maintenance in mind whilst to the front, there is a large driveway with parking for up to five vehicles that leads the the 19ft x 18ft (approximately) double garage/utility area. This property is unique & we thoroughly encourage full internal inspection in order to fully appreciate its style, standard, space, layout & quality.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE PORCH**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE**

18'1 x 12'4 (5.51m x 3.76m)

DINING AREA

11'10 x 8'10 (3.61m x 2.69m)

GARDEN ROOM

10'8 x 9'10 (3.25m x 3.00m)

KITCHEN / BREAKFAST ROOM

18'1 x 12'0 (5.51m x 3.66m)

FIRST FLOOR LANDING**MASTER BEDROOM**

19'8 x 18'8 (5.99m x 5.69m)

EN-SUITE SHOWER ROOM

8'4 x 7'11 (2.54m x 2.41m)

WALK-IN WARDROBE

6'11 x 6'3 (2.11m x 1.91m)

BEDROOM TWO

18'1 x 12'4 (5.51m x 3.76m)

EN-SUITE SHOWER ROOM

6'5 x 5'0 (1.96m x 1.52m)

BEDROOM THREE

11'9 x 8'10 (3.58m x 2.69m)

BEDROOM FOUR

12'0 x 8'6 (3.66m x 2.59m)

FAMILY BATHROOM

15'4 x 5'6 (4.67m x 1.68m)

EXTERNALLY**DOUBLE GARAGE / UTILITY ROOM**

19'8 x 18'8 (5.99m x 5.69m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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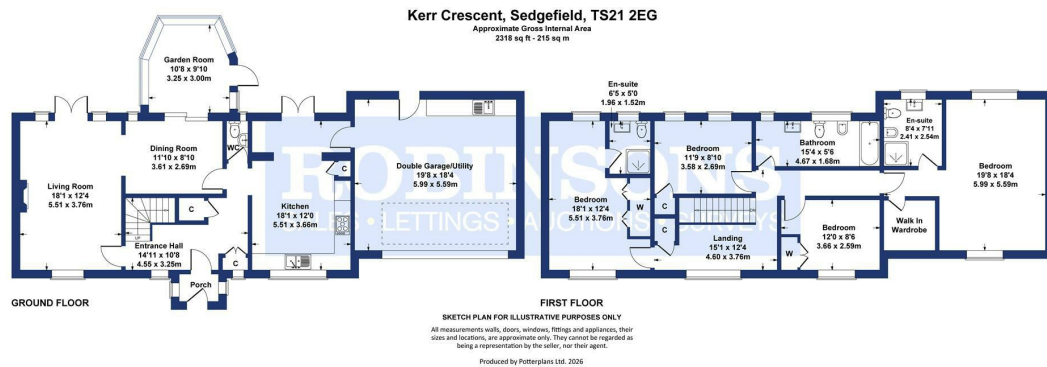
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <small>EU Directive 2002/91/EC</small>		

DURHAM

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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.

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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