



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

**ROBINSONS**  
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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**

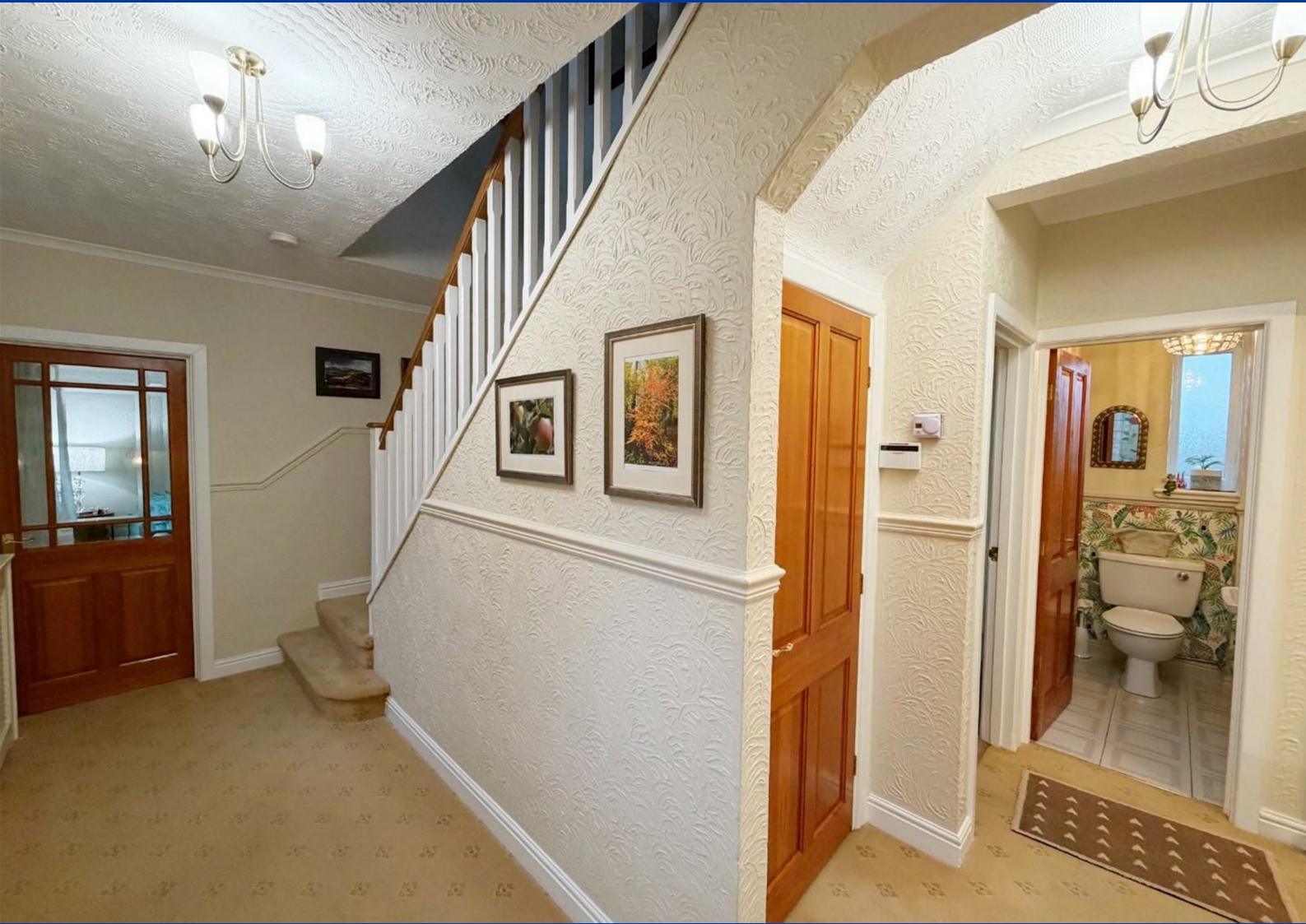
19'8 x 18'8 (5.99m x 5.69m)

#### **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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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	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet

DH1 3HL

**T:** 0191 386 2777 (Sales)

**T:** 0191 383 9994 (option1) (Lettings)

**E:** info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

**T:** 0191 383 0777

**E:** info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

**T:** 0191 387 3000

**E:** info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

**T:** 01388 458111

**E:** info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

**T:** 01388 763477

**E:** info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

**T:** 01388 420444

**E:** info@robinsonspennymoor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

**T:** 01740 621777

**E:** info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

**T:** 0174 064 5444

**E:** info@robinsonswynyard.co.uk

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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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
[www.robinsonestateagents.co.uk](http://www.robinsonestateagents.co.uk)