



The Lane, Sedgefield, TS21 3BB
3 Bed - House - Semi-Detached
£264,950

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Nestled within the heart of Sedgefield, we are delighted to offer to the market this outstanding traditional style 1930's semi detached house formerly known as 'Staveley' situated pleasantly on The Lane. An absolute credit to its current owner, this deceptively spacious property has been thoroughly upgraded & modernised throughout whilst still successfully retaining the charm & character of its original development. A perfect opportunity for the family to acquire this tastefully decorated home which boasts versatile, contemporary style living; this well proportioned property has superb access to all of the local amenities offered in & around Sedgefield itself & is also within excellent commuting distance to all major road links & bus routes.

Refurbished to an exceptionally high standard, the property boasts triple glazing, gas central heating & briefly comprises: spacious entrance hall with access to a ground floor cloaks/wc, a lovely light lounge with original feature fireplace & walk-in bay window, a versatile family room which has the added bonus of an additional dining area with bi-fold doors that provide access to the rear garden & a spacious kitchen which is 16ft in length. To the first floor, there are three double bedrooms & a stunning bathroom with panelled bath & separate shower cubicle. The first floor landing itself also provides stair access to a (17ft approx) loft space. Externally, the property enjoys a good sized, enclosed garden to the rear/side whilst the front elevation provides a driveway with parking for up to two vehicles & access to a single garage.

Thorough internal inspection comes highly recommended in order to fully appreciate the style, standard, quality, layout & size of this immaculate home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

16'9 x 13'3 (5.11m x 4.04m)

FAMILY ROOM

13'5 x 11'8 (4.09m x 3.56m)

DINING AREA

11'1 x 6'4 (3.38m x 1.93m)

KITCHEN

16'1 x 7'4 (4.90m x 2.24m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'8 x 9'4 (5.08m x 2.84m)

BEDROOM TWO

11'5 x 11'4 (3.48m x 3.45m)

BEDROOM THREE

10'11 x 7'5 (3.33m x 2.26m)

FAMILY BATHROOM

9'4 x 7'4 (2.84m x 2.24m)

LOFT SPACE

17'1 x 16'4 (5.21m x 4.98m)

EXTERNALLY

SINGLE GARAGE



OUR SERVICES

Mortgage Advice

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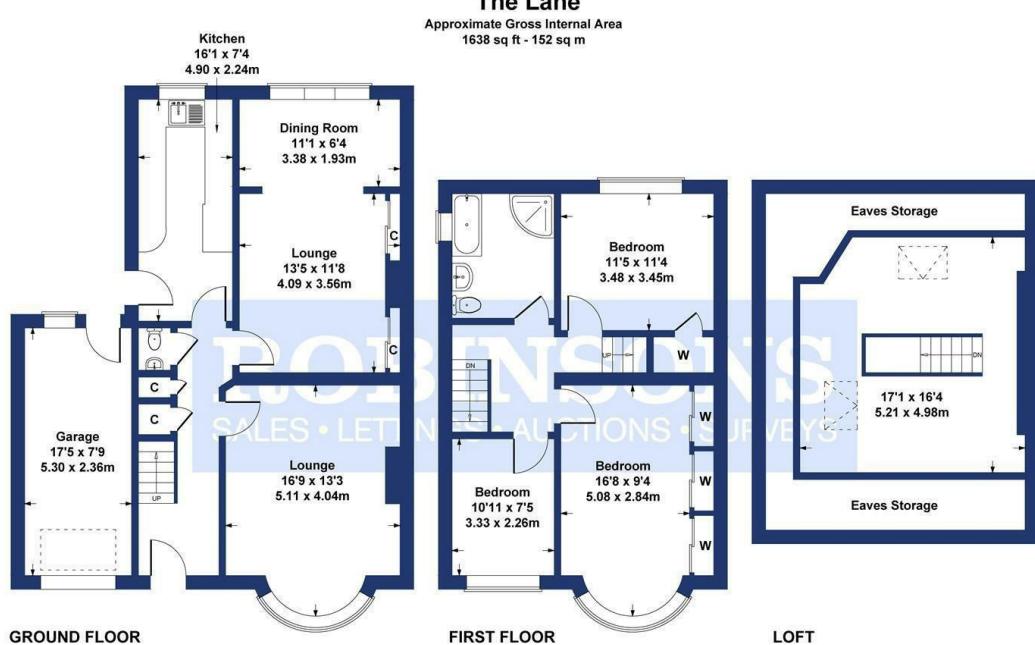
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (98-100)	A		
(91-91)	B		
(88-80)	C		
(75-44)	D		
(21-00)	E		
(7-20)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-48)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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