**Lorimer Close, Sedgefield, TS21 2BP**

**3 Bed - House - Semi-Detached**

**£255,000**

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to the market with a touch of style & sophistication; we are thrilled to offer for sale this stunning, three bedroom semi detached house on Lorimer Close, within the highly sought after location of Sedgefield. Designed & constructed by Taylor Wimpey, this impeccable residence is the perfect purchase for clients seeking that 'move-in ready' home. This lovely property boasts a modern, neutral decor throughout has easy access to all of the local amenities offered within the village itself, is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating via a combi boiler & double glazing. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, lovely lounge with French doors opening out onto the rear garden, breakfasting kitchen with a range of fitted wall & base units with integrated appliances. The first floor landing hosts three bedrooms; the master bedroom having en-suite facilities & a family bathroom with modern three piece suite. Externally, the property enjoys an excellent sized, enclosed garden to the rear which is largely laid to lawn with patio area & garden shed, whilst to the front; there is a spacious driveway providing ample vehicle parking for several vehicles & access to a detached single garage (measuring 16ft approximately). We urge clients not to miss out on this excellent opportunity to acquire this immaculate property which will suit a variety of purchasers. Thorough internal viewing is essential in order to fully appreciate the style, layout, quality & standard of this remarkable home for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: C

**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS / WC**

**BREAKFASTING KITCHEN**
12'0 x 10'1 (3.66m x 3.07m)

**LOUNGE**
15'6 x 12'10 (4.72m x 3.91m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**
10'7 x 9'10 (3.23m x 3.00m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**
10'9 x 8'7 (3.28m x 2.62m)

**BEDROOM THREE**
12'2 x 6'7 (3.71m x 2.01m)

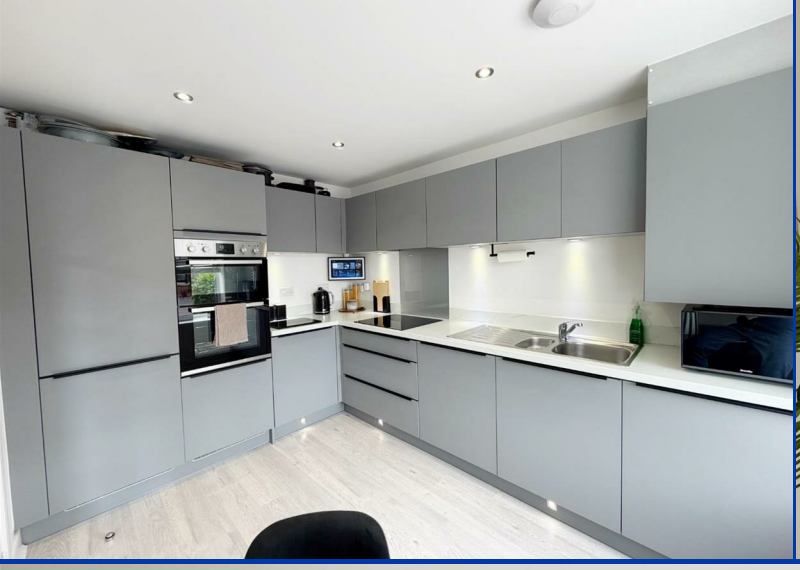
**FAMILY BATHROOM**
6'7 x 5'6 (2.01m x 1.68m)

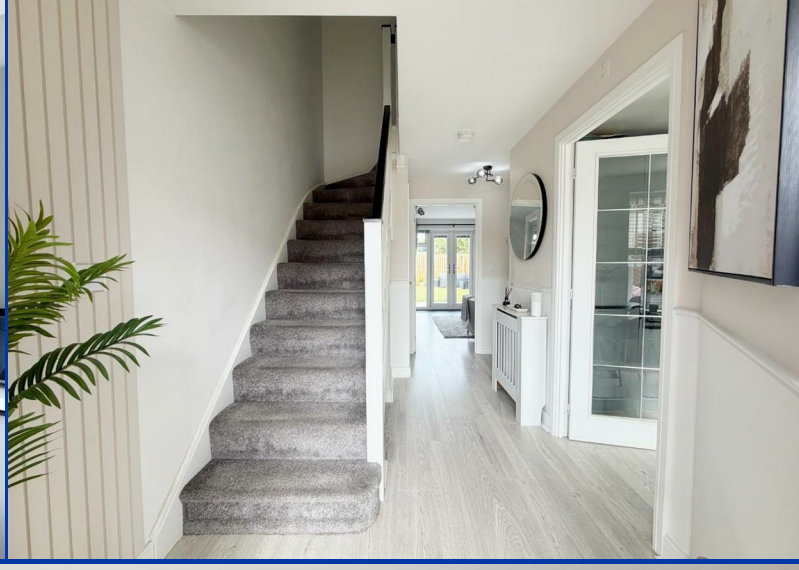
**EXTERNALLY**

**DETACHED SINGLE GARAGE**
16'9 x 8'7 (5.11m x 2.62m)

**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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





Bon Appétit

# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

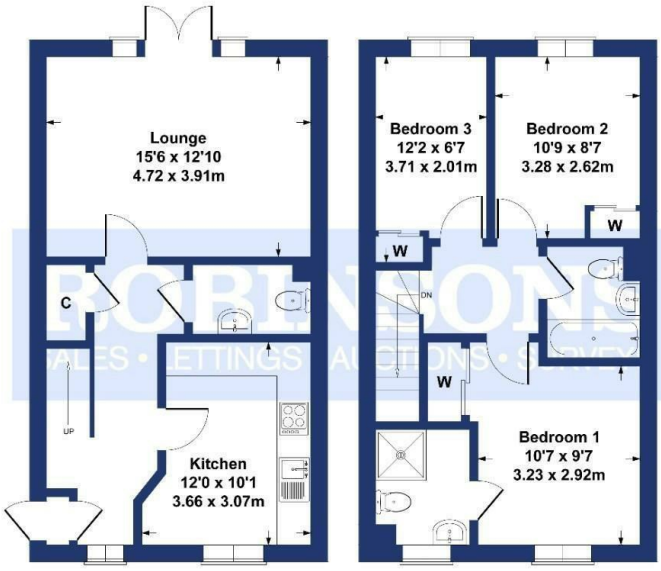
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lorimer Close, Sedgefield, TS21 2BP

Approximate Gross Internal Area
906 sq ft - 84 sq m

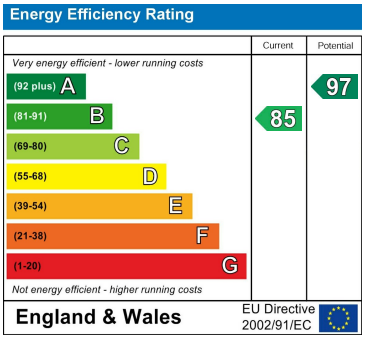



GROUND FLOOR FIRST FLOOR

**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. 2022





**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@robinsonscls.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@robinsonsspennymoor.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



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 efficent 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.


RICS

ARLA Association of Residential Letting Agents

**ROBINSONS**
SALES • LETTINGS • AUCTIONS