

Turnpike Walk, Sedgfield, TS21 3NP  
3 Bed - House - Semi-Detached  
£199,950

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Positioned beautifully within the highly sought after location of the Winterton Estate; we are delighted to offer to the market this immaculate, extended semi detached house with three bedrooms on Turnpike Walk. Having easy access to all of the local amenities offered in & around Sedgfield itself & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside, this impressive home also benefits from gas central heating & double glazing throughout. This tastefully decorated residence boasts a single storey extension to the rear to incorporate a 2023 re-fitted kitchen; therefore offering more than a standard amount of space to its original development. In brief, this stunning home comprises: welcoming entrance lobby with access through to a useful ground floor cloaks/wc, spacious lounge with window to front elevation & stairs to first floor, separate dining room with access to the re-fitted kitchen with range of comprehensive wall & base units with integrated appliances. The first floor landing boasts three bedrooms; (two of which have built-in wardrobes), the master bedroom having its own en-suite shower room & a separate family bathroom with modern three piece suite. Externally, the front has an open aspect garden whilst to the rear, there is an enclosed rear garden which has artificial lawn & a paved patio area. A single garage (measuring 19ft approximately) is accompanied by two additional parking spaces. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, layout & size of this well proportioned property for sale.

**FAMILY BATHROOM**

6'2 x 6'1 (1.88m x 1.85m)

**EXTERNALLY****SINGLE GARAGE**

19'0 x 8'10 (5.79m x 2.69m)

FREEHOLD

EPC Rating: C

Council Tax Band: C

**ENTRANCE LOBBY****GROUND FLOOR CLOAKS / WC****LOUNGE**

16'3 x 12'4 (4.95m x 3.76m)

**DINING ROOM**

16'2 x 10'6 (4.93m x 3.20m)

**2023 RE-FITTED KITCHEN**

13'0 x 9'10 (3.96m x 3.00m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

9'9 x 8'3 (2.97m x 2.51m)

**EN-SUITE SHOWER ROOM****BEDROOM TWO**

9'9 x 9'3 (2.97m x 2.82m)

**BEDROOM THREE**

9'3 x 7'3 (2.82m x 2.21m)



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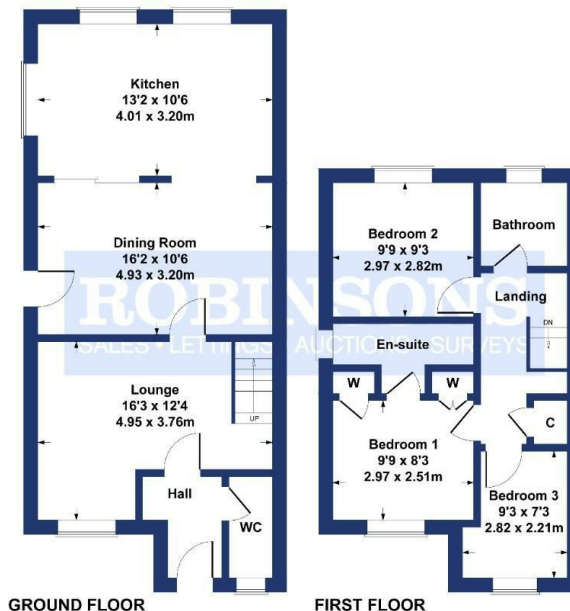
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Strategic Marketing Plan

Dedicated Property Manager

## Turnpike Walk, Sedgfield, TS21 3NP

Approximate Gross Internal Area  
995 sq ft - 92 sq m



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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