



Wallington Drive, Sedgfield, TS21 2HZ  
3 Bed - House - Link Detached  
£255,000

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Positioned beautifully within the heart of Sedgefield; it is with pleasure that we offer to the market this exceptionally well presented three bedroom link-detached house on Wallington Drive. Occupying an impressive corner plot, the property has easy access to all of the local amenities offered in & around the village itself & is 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. An ideal opportunity for the family to acquire this tastefully decorated home which is the perfect purchase for clients seeking that 'move-in ready' property. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a separate utility room & a lovely conservatory (measuring 10ft approximately). The first floor landing boasts three bedrooms & an impressive family bathroom with modern three piece suite. Externally, the home enjoys a good sized, South-facing garden to the rear which is largely laid to lawn with a paved patio area in addition. The rear is open aspect & boasts a further lawned area, spacious driveway & an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout, quality & size of this remarkable home for sale.

**EXTERNALLY****SINGLE GARAGE**

FREEHOLD  
EPC Rating: D  
Council Tax Band: C

**ENTRANCE HALLWAY****LOUNGE**

13'2 x 11'10 (4.01m x 3.61m)

**KITCHEN / DINING AREA**

17'11 x 7'10 (5.46m x 2.39m)

**CONSERVATORY**

10'4 x 9'11 (3.15m x 3.02m)

**UTILITY ROOM**

7'3 x 5'8 (2.21m x 1.73m)

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

10'1 x 9'1 (3.07m x 2.77m)

**BEDROOM TWO**

9'8 x 9'0 (2.95m x 2.74m)

**BEDROOM THREE**

8'2 x 7'10 (2.49m x 2.39m)

**BATHROOM**

8'1 x 5'0 (2.46m x 1.52m)



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## Wallington Drive TS21 2A2

Approximate Gross Internal Area  
1055 sq ft - 98 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. 2019

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

England & Wales

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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.

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