



**Burton Mews, Sedgfield, TS21 2GA**  
**3 Bed - House - Townhouse**  
**£260,000**

**ROBINSONS**  
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Positioned beautifully within the heart of Sedgefield, we are delighted to offer to the market with NO ONWARD CHAIN this stunning three bedroom townhouse on Burton Mews; just off the Village green. Having easy access to all of the local amenities that Sedgefield has to offer, this deceptively spacious home is within a stones throw away from Sedgefield Primary School, is within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout.

This tastefully decorated residence would be the ideal purchase for the family looking for modern day living whilst also having the authenticity, charm & character of Sedgefield literally on their doorstep. This deceptively spacious home briefly comprises: Welcoming entrance hallway with ground floor cloaks/ wc, a beautiful lounge area with window to front elevation, contemporary modern kitchen/dining area with central island unit & integrated appliances. The first floor landing boasts two double bedrooms & family bathroom with four piece suite. The second floor hosts the 15ft x 14ft (approximately) master bedroom which is fitted with a range of wardrobes & provides access to a useful en-suite shower room. Externally, this well proportioned home enjoys an attractive, enclosed garden to the rear whilst to the front, there is an open aspect area & driveway that easily incorporates two vehicles.

We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & location of this well proportioned family residence for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: D

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS/WC**

**LOUNGE**  
15'1 x 11'2 (4.60m x 3.40m)

**KITCHEN/DINING AREA**  
17'9 x 11'2 (5.41m x 3.40m)

#### **FIRST FLOOR LANDING**

**BEDROOM TWO**  
15'2 x 11'3 (4.62m x 3.43m)

**BEDROOM THREE**  
11'9 x 10'9 (3.58m x 3.28m)

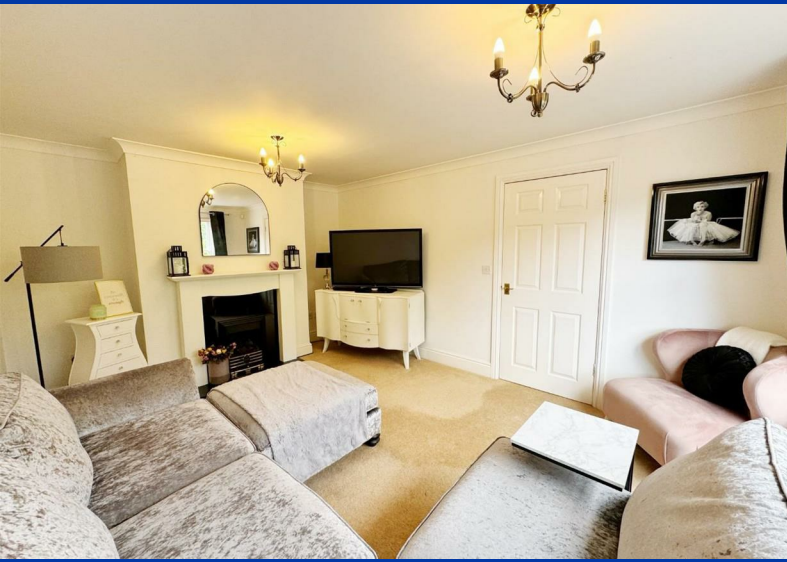
**FAMILY BATHROOM**  
8'0 x 6'4 (2.44m x 1.93m)

#### **SECOND FLOOR LANDING**

**MASTER BEDROOM**  
15'4 x 14'5 (4.67m x 4.39m)

#### **EN-SUITE SHOWER ROOM**

#### **EXTERNALLY**



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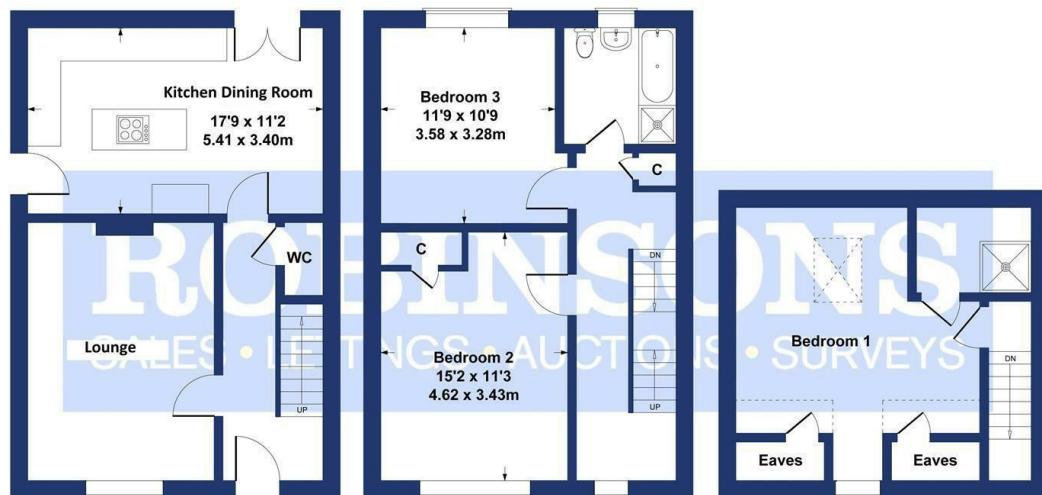
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Burton Mews

Approximate Gross Internal Area  
1221 sq ft - 113 sq m



GROUND FLOOR

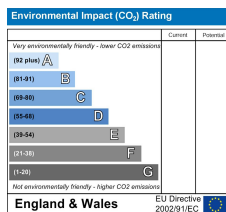
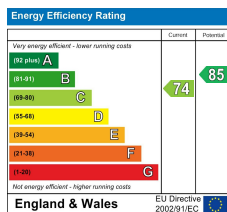
FIRST FLOOR

SECOND 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. 2019



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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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# ROBINSONS

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