



**Conifer Avenue, Sedgefield, TS21 3EG**  
**3 Bed - House - Semi-Detached**  
**£189,950**

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An absolute credit to its current owner; we are delighted to offer to the market this stunning three bedroom semi detached house pleasantly positioned within the highly sought after, family orientated location of Conifer Avenue, Sedgefield. This exceptionally well maintained residence would be the perfect purchase for young families or those looking to downsize, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, lovely lounge with window to front elevation, dining area with French doors to rear, kitchen with a range of fitted wall & base units & access to a rear porch area with useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & a re-fitted shower room. Externally, this lovely home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn whilst the front is open aspect & has a spacious driveway (with ample vehicle parking) leading to a single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & standard of this beautiful home for sale.

**FREEHOLD**

EPC Rating: E

Council Tax Band: C

#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'6 x 12'5 (4.11m x 3.78m)

#### **DINING ROOM**

10'4 x 8'2 (3.15m x 2.49m)

#### **KITCHEN**

11'3 x 7'1 (3.43m x 2.16m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'0 x 8'9 (3.96m x 2.67m)

#### **BEDROOM TWO**

9'3 x 9'2 (2.82m x 2.79m)

#### **BEDROOM THREE**

9'4 x 6'9 (2.84m x 2.06m)

#### **SHOWER ROOM**

6'3 x 6'2 (1.91m x 1.88m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**

16'1 x 8'11 (4.90m x 2.72m)



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Strategic Marketing Plan

Dedicated Property Manager

Confier Avenue, Sedgefield, TS21 3E

Approximate Gross Internal Area  
823 sq ft - 76 sq m



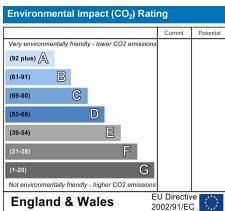
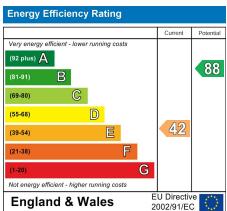
GROUND FLOOR

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. 2025



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