



**Hawthorn Road, Sedgefield, TS21 3DA**  
**3 Bed - House - Semi-Detached**  
**£165,000**

**ROBINSONS**  
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We are delighted to offer to the market this lovely three bedroom semi detached house pleasantly positioned within the highly sought after, family oriented area of Hawthorn Road, Sedgefield. This deceptively spacious residence offers ample living accommodation & is the perfect purchase for clients seeking that 'move-in ready' home. This well proportioned property is within walking distance to all of the local amenities that Sedgefield has to offer; is within the catchment area for popular Primary & Secondary Schools & is within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside. An ideal opportunity for the young family to acquire this stylish, tastefully decorated home which benefits further from gas central heating via a 2021 re-fitted combi boiler & UPVC double glazing. This impressive property has been maintained to an exceptionally high standard & comprises in brief: Welcoming entrance hallway with stairs to the first floor, a lovely 13ft (approximately) lounge with window to front elevation & access through to the 19ft (approximately) kitchen / dining area with a range of fitted wall & base units & French doors to the rear garden. The first floor boasts three bedrooms & a modern family bathroom with four piece suite. Occupying an impressive plot, the home enjoys a good sized enclosed garden to the rear which is largely laid to lawn with useful garden room. To the front, there is a lawned area & spacious driveway providing ample vehicle parking. We urge clients not to miss out on this desirable home. Thorough internal inspection is essential in order to fully appreciate the style, layout, standard, size & quality of this beautiful property for sale.

**FREEHOLD**

EPC Rating: TBC

Council Tax Band: B

**ENTRANCE HALLWAY****LOUNGE**

13'5" x 11'10" (4.09 x 3.61)

**KITCHEN / DINING AREA**

19'10" x 9'6" (6.05 x 2.90)

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

11'11" x 11'6" (3.63 x 3.51)

**BEDROOM TWO**

9'7" x 9'7" (2.92 x 2.92)

**BEDROOM THREE**

8'11" x 8'10" (2.72 x 2.69)

**2022 RE-FITTED FAMILY BATHROOM**

7'11" x 5'5" (2.41 x 1.65)

**EXTERNALLY****GARDEN ROOM**

12'10" x 5'7" (3.91 x 1.70)



# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

Hawthorn Road, Sedgefield, TS21 3DH

Approximate Gross Internal Area  
862 sq ft - 80 sq m



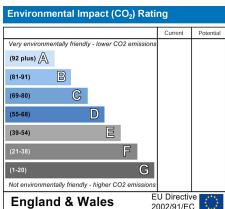
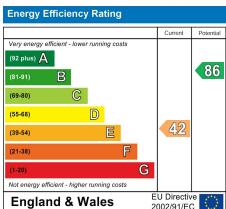
GROUND FLOOR

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. 2021



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