



Elderberry Mews, Fishburn, TS21 4EZ
4 Bed - House - Detached
O.I.R.O £199,995

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Elderberry Mews

Fishburn, TS21 4EZ

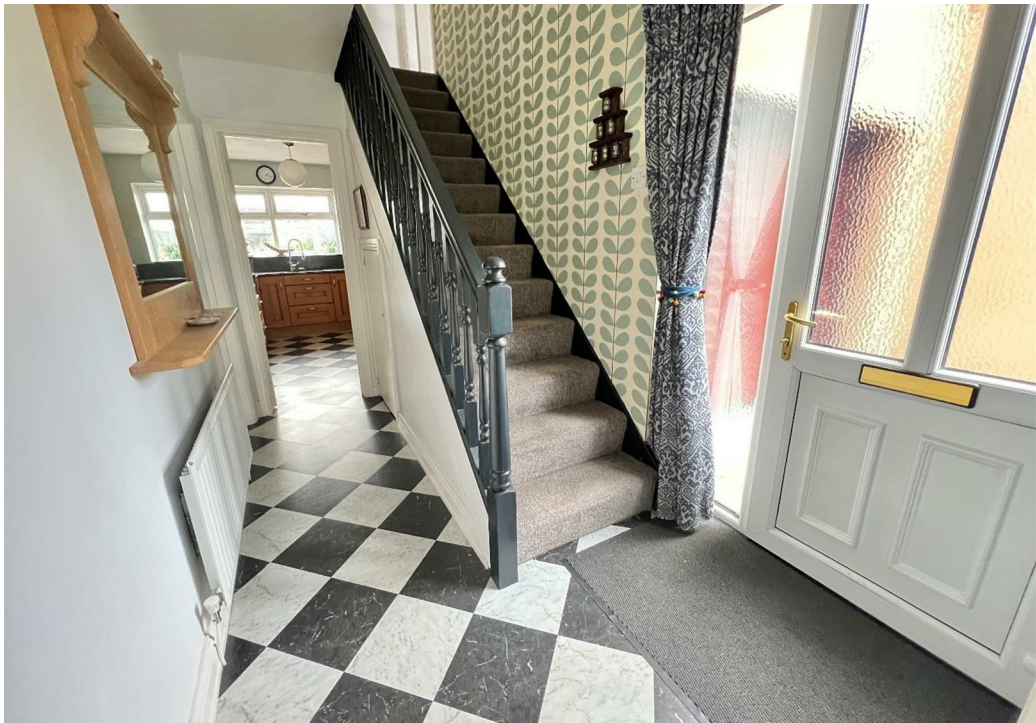
Spacious Detached ** Ideal Family or First Home ** Lovely Cul-De-Sac Position ** Well Presented ** Gardens, Ample Parking & Garage ** Electric Car Charging Point ** Outskirts of Sedgefield Village ** Good Road Links ** Double Glazing & GCH ** Must Be Viewed **

The floor plan features an entrance hallway, a downstairs cloakroom/WC, a cosy living room with a log burner as its centrepiece, a separate dining room, and a fitted kitchen with access to the garage. Additionally, a spacious rear conservatory overlooks the garden, offering an ideal space for relaxing or entertaining. On the first floor, there are four generously sized bedrooms and a family bathroom/WC with a separate shower cubicle. Outside are well stocked and maintained gardens, ample driveway parking and single garage with roller access door.

Fishburn Sedgefield is a picturesque village in County Durham, ideal for families and individuals seeking a peaceful rural setting with easy access to modern amenities. The area is known for its charming countryside views, friendly community atmosphere, and proximity to key transport links. It is located just a short drive from the A1(M) and A19, offering convenient routes to nearby towns such as Durham and Middlesbrough, and further afield to Newcastle and York. Public transport options include regular bus services, connecting residents to nearby Sedgefield and larger hubs for shopping and leisure.

Fishburn boasts a range of local amenities, including schools, healthcare facilities, and shops, making it a well-rounded location for families. For leisure, there are nearby parks, walking trails, and the historic Sedgefield Racecourse. Residents can enjoy a blend of country living and access to vibrant market towns, making it an attractive location for those looking for tranquility without compromising on convenience. The combination of scenic surroundings and excellent transport links make Fishburn Sedgefield a desirable place to call home.













GROUND FLOOR

Hallway

Cloak/WC

Lounge

11'09 x 18'01 (3.58m x 5.51m)

Dining Room

9'10 x 9'09 (3.00m x 2.97m)

Conservatory

10'05 x 18'04 (3.18m x 5.59m)

Kitchen

7'10 x 11'09 (2.39m x 3.58m)

Garage

17'07 x 7'11 (5.36m x 2.41m)

FIRST FLOOR

Bedroom

17'09 x 7'10 (5.41m x 2.39m)

Bedroom

15'0 x 11'06 (4.57m x 3.51m)

Bedroom

13'0 x 10'10 (3.96m x 3.30m)

Bedroom

8'11 x 6'11 (2.72m x 2.11m)

Bathroom/WC

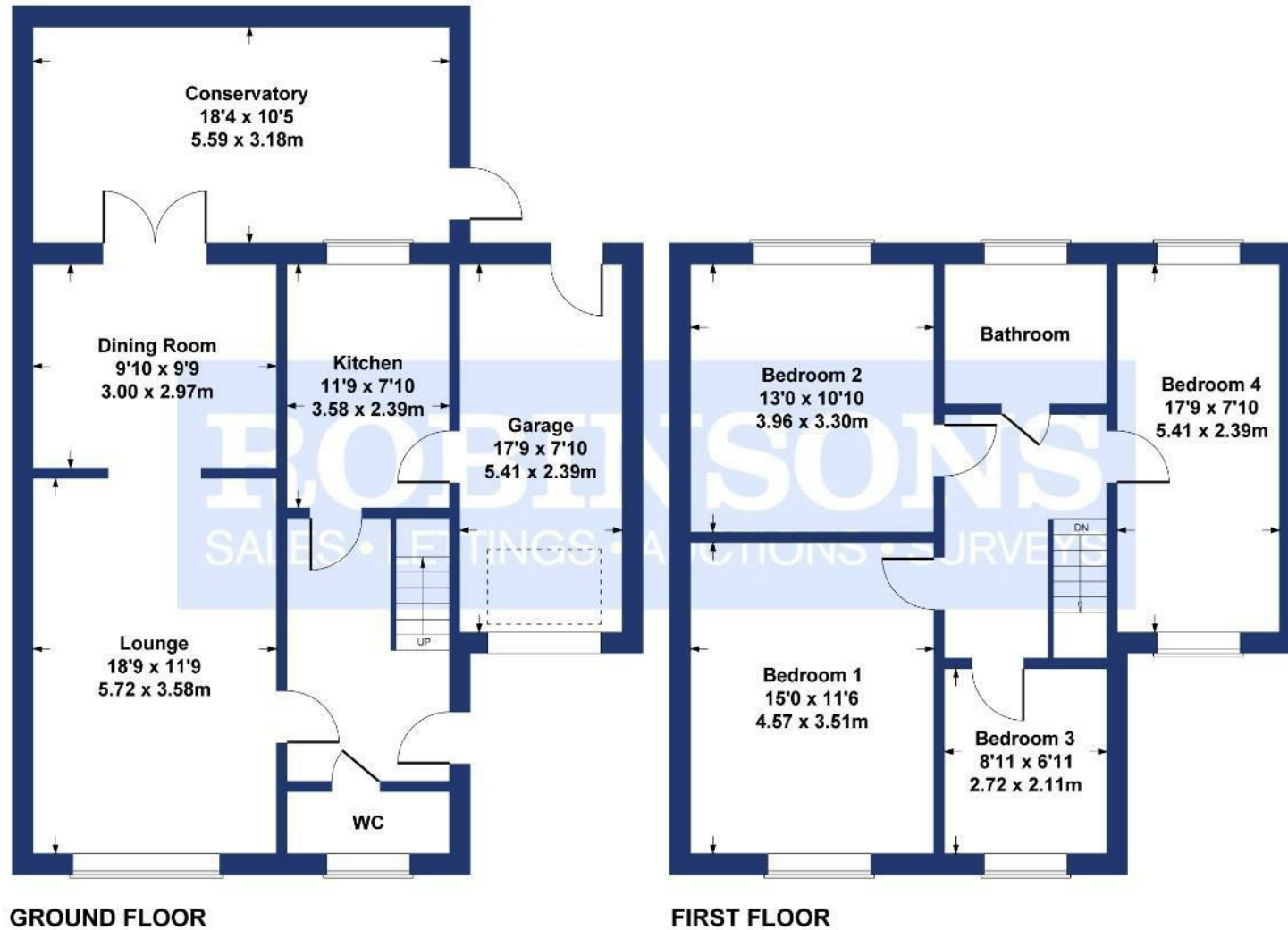
7'05 x 6'09 (2.26m x 2.06m)





Elderberry Mews

Approximate Gross Internal Area
1667 sq ft - 155 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		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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