



White House Drive, Sedgfield, TS21 3BX
3 Bed - House - Semi-Detached
£235,000

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Maintained to that of an exceptionally high standard; it is with pleasure that we offer to the market with no onward chain; this stunning three bedroom 'dorma' style semi detached house nestled within a cul-de-sac position, within the highly sought after, family orientated location of White House Drive, Sedgefield. Having easy access to all of the immediate amenities that the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from gas central heating via a combi boiler & double glazing throughout. This residence has been slightly adapted to suit its current owners & briefly comprises: Stunning entrance hallway with stairs to the first floor, a beautiful breakfasting kitchen (measuring 16ft approximately) with a range of fitted wall & base units, lovely lounge with French doors opening onto the rear garden & a separate dining area with window to front elevation. The first floor landing boasts three bedrooms & a beautiful family bathroom with four piece suite. Externally, this home occupies an impressive plot, with an incredibly well maintained, enclosed South-facing garden to rear, whilst an additional garden is situated to the front alongside a spacious driveway (which provides more than ample vehicle parking) which leads to a single garage (measuring 17ft approximately). This exceptional home is immaculate throughout & ticks every box for the family. Only via thorough internal inspection can the quality, standard, size & presentation be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

BREAKFASTING KITCHEN

16'2 x 9'4 (4.93m x 2.84m)

LOUNGE

13'11 x 11'11 (4.24m x 3.63m)

DINING ROOM

12'0 x 11'9 (3.66m x 3.58m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'0 x 8'1 (3.66m x 2.46m)

BEDROOM TWO

12'0 x 8'1 (3.66m x 2.46m)

BEDROOM THREE

10'3 x 6'3 (3.12m x 1.91m)

FAMILY BATHROOM

9'3 x 7'0 (2.82m x 2.13m)

EXTERNALLY

SINGLE GARAGE

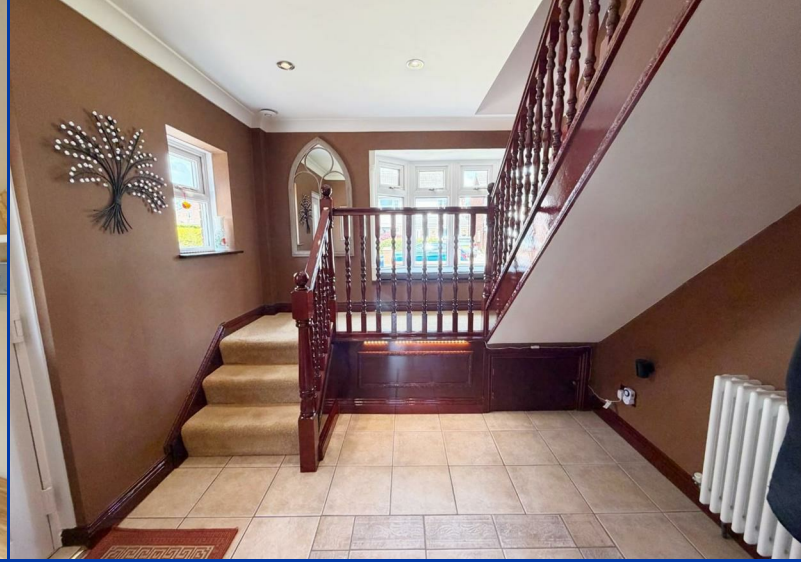
17'0 x 7'8 (5.18m x 2.34m)

DISCLAIMER

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COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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| Energy Efficiency Rating | |
|---|----------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (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 |

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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