



**Hornby Avenue, Sedgefield, TS21 2JH**  
**3 Bed - Bungalow - Dormer Semi Detached**  
**£198,000**

**ROBINSONS**  
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Positioned pleasantly within the highly sought after, family oriented location of Hornby Avenue, Sedgefield; we are thrilled to offer to the market with no onward chain, this deceptively spacious three bedroom semi detached dorma-style bungalow. This deceptively spacious residence is the ideal purchase for couples or those looking to downsize & benefits from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered in & around Sedgefield itself, the property is also within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 19ft approximately) kitchen with a range of fitted wall & base units & a ground floor bedroom (with options to use as a separate dining room if necessary). The first floor landing boasts two bedrooms (the master bedroom having fitted wardrobes), shower room & a separate wc. Externally, the property occupies an impressive plot, enjoying a spectacular sized, enclosed South-East facing garden to the rear, whilst the front has a lawned area, accompanied alongside a driveway (providing ample vehicle parking for several cars) which leads to a detached single garage. We encourage thorough internal inspection in order to fully appreciate the style, layout & space offered within this desirable residence for sale.

EPC Rating: TBC

Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

19'10 x 16'7 (6.05m x 5.05m)

#### **KITCHEN**

11'9 x 9'10 (3.58m x 3.00m)

#### **BEDROOM TWO**

11'0 x 8'8 (3.35m x 2.64m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'6 x 9'7 (3.81m x 2.92m)

#### **BEDROOM THREE**

8'3 x 7'9 (2.51m x 2.36m)

#### **SHOWER ROOM**

6'9 x 6'6 (2.06m x 1.98m)

#### **SEPARATE WC**

#### **EXTERNALLY**

#### **DETACHED SINGLE GARAGE**

18'11 x 9'10 (5.77m x 3.00m)

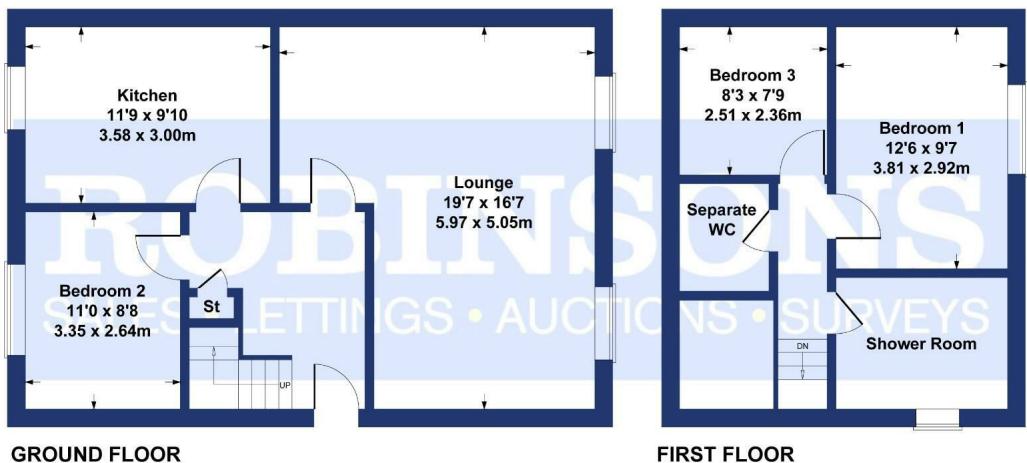


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- Strategic Marketing Plan
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## Hornby Avenue, Sedgefield, TS21 2JH

Approximate Gross Internal Area  
1070 sq ft - 99 sq m

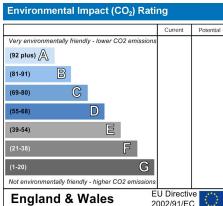
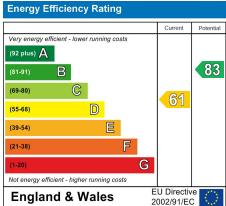


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



## DURHAM

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