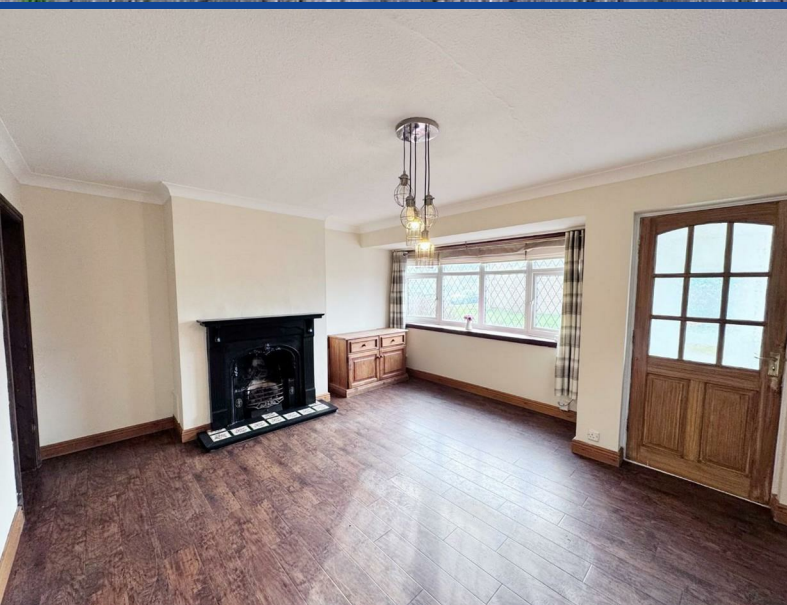




Beaumont Court, Sedgfield, TS21 3AH
3 Bed - House - Semi-Detached
£199,950

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Nestled pleasantly within the highly sought after, family orientated area of Sedgefield; we are thrilled to offer to the market with no onward chain; this deceptively spacious semi detached house with three/four bedrooms on Beaumont Court. This impressive property has been a loving family home for many years & is the ideal purchase for clients seeking space. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this impressive dwelling comprises: Welcoming entrance porch through to a lovely lounge (measuring 17ft approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units, separate utility room & a useful reception room (which has previously been used as a fourth bedroom) with ground floor cloaks/wc. The first floor landing boasts three bedrooms & a family bathroom. Externally, the property enjoys an open-aspect, block paved area to the front, whilst the rear is fully enclosed & the single garage lies beyond the garden fence. We highly encourage thorough internal inspection in order to fully appreciate the style, space & layout of this well proportioned home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE PORCH

LOUNGE
17'9 x 13'10 (5.41m x 4.22m)

KITCHEN / DINING AREA
18'3 x 10'8 (5.56m x 3.25m)

UTILITY ROOM
8'7 x 8'5 (2.62m x 2.57m)

GROUND FLOOR BEDROOM / ADDITIONAL RECEPTION ROOM
14'1 x 7'10 (4.29m x 2.39m)

GROUND FLOOR WC

FIRST FLOOR LANDING

MASTER BEDROOM
11'10 x 9'9 (3.61m x 2.97m)

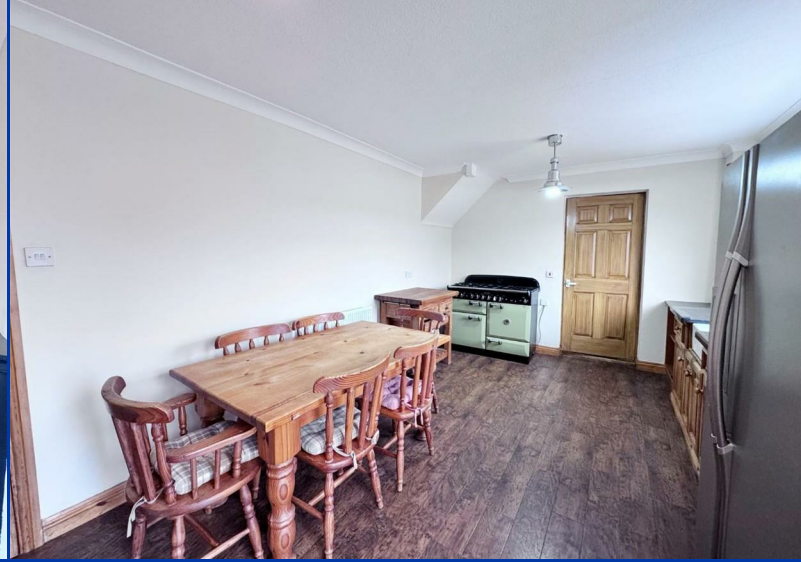
BEDROOM TWO
10'6 x 9'9 (3.20m x 2.97m)

BEDROOM THREE
8'10 x 7'8 (2.69m x 2.34m)

BATHROOM
8'7 x 8'6 (2.62m x 2.59m)

EXTERNALLY

SINGLE GARAGE
16'4 x 8'3 (4.98m x 2.51m)



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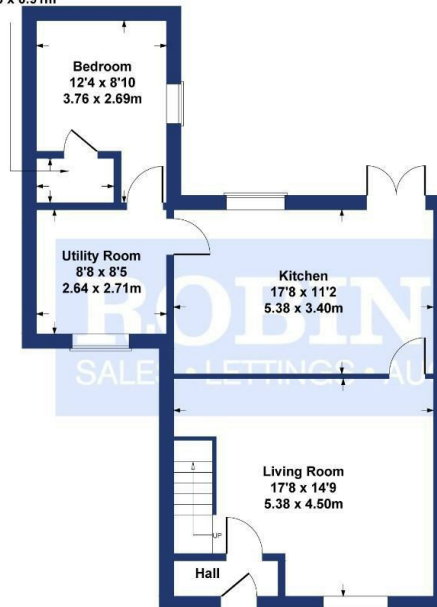
Strategic Marketing Plan

Dedicated Property Manager

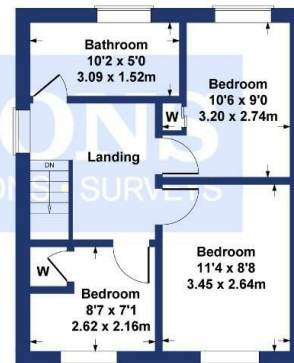
Beaumont Court, Sedgfield, TS21 3AH

Approximate Gross Internal Area
1044 sq ft - 97 sq m

En-suite
5'3 x 3'0
1.60 x 0.91m



GROUND FLOOR

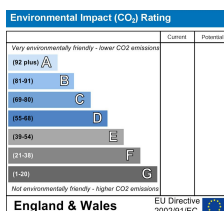
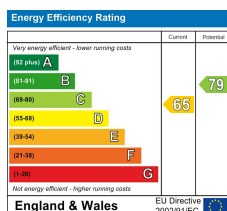


FIRST FLOOR

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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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