



Rectory Row, Sedgefield, TS21 2AF
4 Bed - House - Terraced
£385,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within the heart of Sedgefield; we are delighted to offer to the market with no onward chain, this stunning 'period' style terraced house with four bedrooms & single garage on Rectory Row. This deceptively spacious residence has been a loving family home for many years, occupies a superb sized, enclosed South-facing garden to the rear & is the dream purchase for clients seeking an excellent amount of internal & external space. Having easy access to all of the local amenities the highly desirable location 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. This well proportioned boasts a neutral decor throughout, yet successfully retains the charm, character & authenticity of its original build. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 17ft x 16ft approximately) with original beamed ceiling & window to front elevation, conservatory which overlooks the rear garden, a separate dining room (measuring 15ft x 13ft approximately), breakfasting kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks/wc. The first floor landing boasts four bedrooms (three of which are double) & a family bathroom. Externally, the property occupies an impressive plot to rear which is South-facing, is fully enclosed & boasts lawned area & a lovely sized driveway (providing ample vehicle parking) which gives access to a detached single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, character, space, location & layout of this remarkable home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: E

ENTRANCE HALLWAY

LOUNGE

17'8 x 16'1 (5.38m x 4.90m)

CONSERVATORY

11'10 x 9'10 (3.61m x 3.00m)

SEPARATE DINING ROOM

15'3 x 13'10 (4.65m x 4.22m)

BREAKFAST KITCHEN

20'2 x 7'10 (6.15m x 2.39m)

UTILITY ROOM

7'6 x 5'3 (2.29m x 1.60m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

15'9 x 10'8 (4.80m x 3.25m)

BEDROOM TWO

12'3 x 9'0 (3.73m x 2.74m)

BEDROOM THREE

14'5 x 9'11 (4.39m x 3.02m)

BEDROOM FOUR

10'2 x 7'6 (3.10m x 2.29m)

FAMILY BATHROOM

9'2 x 9'1 (2.79m x 2.77m)

EXTERNALLY

DETACHED SINGLE GARAGE

17'11 x 9'10 (5.46m x 3.00m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

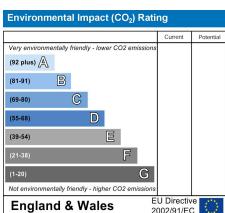
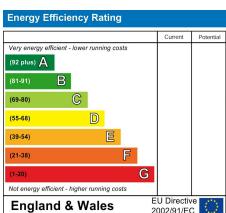
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

1



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS
SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk