



Queens Drive, Sedgefield, TS21 2JJ
4 Bed - House - Detached
£325,000

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Positioned pleasantly within the highly sought after, village location of Sedgefield, we are delighted to offer to the market with no onward chain; this deceptively spacious four bedroom detached house on Queens Drive. Whilst the property does require internal modernisation, this is the perfect purchase for clients seeking a home which they can 'put their own stamp on'. Having easy access to all of the local 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 well proportioned property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a lovely open-plan lounge/dining area (measuring 23ft approximately) with window to front elevation & access door to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts four bedrooms & family bathroom. Externally, the property (which was once the show home on this exclusive development) enjoys an enclosed garden to rear with lawn & patio areas, whilst the front is open plan & boasts a spacious driveway which leads to a 15ft (approximately) single garage. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, layout & potential of this splendid residence for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: E

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

OPEN-PLAN LOUNGE / DINING AREA

23'4 x 17'8 (7.11m x 5.38m)

KITCHEN

15'8 x 11'5 (4.78m x 3.48m)

FIRST FLOOR LANDING

BEDROOM TWO

10'7 x 10'5 (3.23m x 3.18m)

BEDROOM THREE

11'7 x 8'7 (3.53m x 2.62m)

BEDROOM FOUR

10'7 x 8'2 (3.23m x 2.49m)

FAMILY BATHROOM

9'8 x 7'3 (2.95m x 2.21m)

EXTERNALLY

SINGLE GARAGE

15'8 x 9'1 (4.78m x 2.77m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.



OUR SERVICES

Mortgage Advice

Conveyancing

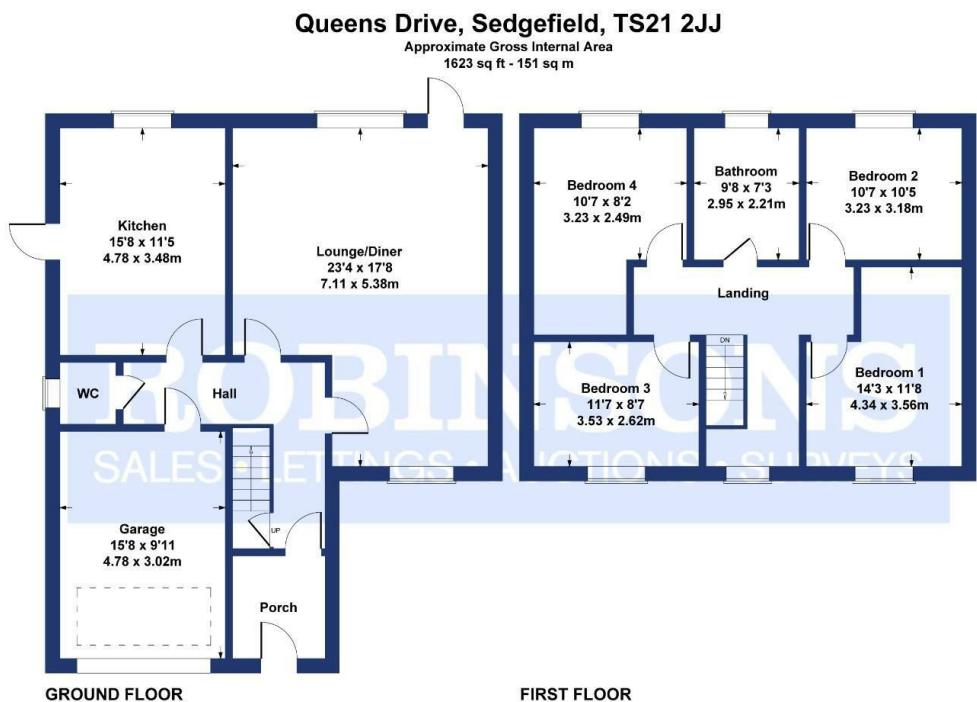
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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.

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Energy Efficiency Rating		
	Current	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

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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CROOK

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WYNARD

The Wynd

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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.

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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