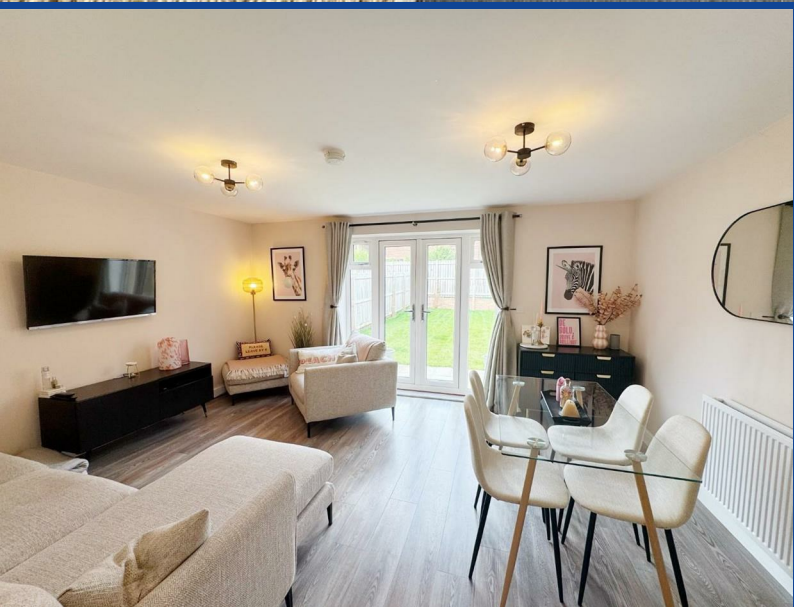




Lorimer Close, Sedgefield, TS21 2BP
3 Bed - House - Semi-Detached
£255,000

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Presented to the market with a touch of style & sophistication; we are thrilled to offer for sale this stunning, three bedroom semi detached house on Lorimer Close, within the highly sought after location of Sedgefield. Designed & constructed by Taylor Wimpey in 2020, this impeccable residence boasts several upgrades from its original specification including feature LVT flooring to the ground floor, re-fitted internal doors & fitted wardrobes to two of the bedrooms. This lovely home boasts a modern, neutral decor throughout & is the ideal purchase for those buyers seeking that 'move-in ready' home. Having easy access to all of the local amenities offered within the village itself & within excellent commuting distance to all major road networks & bus routes, this well proportioned property also benefits from gas central heating via a combi boiler & double glazing. In brief, the layout comprises: Welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, a lovely lounge/dining area with French doors opening out onto the rear garden, breakfasting kitchen with a range of fitted wall & base units finished in a high gloss & boasting integrated appliances. The first floor landing hosts three bedrooms; the master bedroom having en-suite facilities & a family bathroom with modern three piece suite. Externally, the property enjoys an excellent sized, enclosed garden to the rear which is largely laid to lawn with accompanying patio area nestled behind the garage, whilst to the front; there is a spacious driveway providing ample vehicle parking for several vehicles & access to a detached single garage (measuring 16ft approximately). We urge clients not to miss out on this excellent opportunity to acquire this immaculate property which will suit a variety of purchasers. Thorough internal viewing is essential in order to fully appreciate the style, layout, quality & standard of this remarkable home for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE / DINING AREA
15'6 x 12'10 (4.72m x 3.91m)

BREAKFASTING KITCHEN
12'0 x 10'1 (3.66m x 3.07m)

FIRST FLOOR LANDING

MASTER BEDROOM
10'7 x 9'10 (3.23m x 3.00m)

EN-SUITE SHOWER ROOM

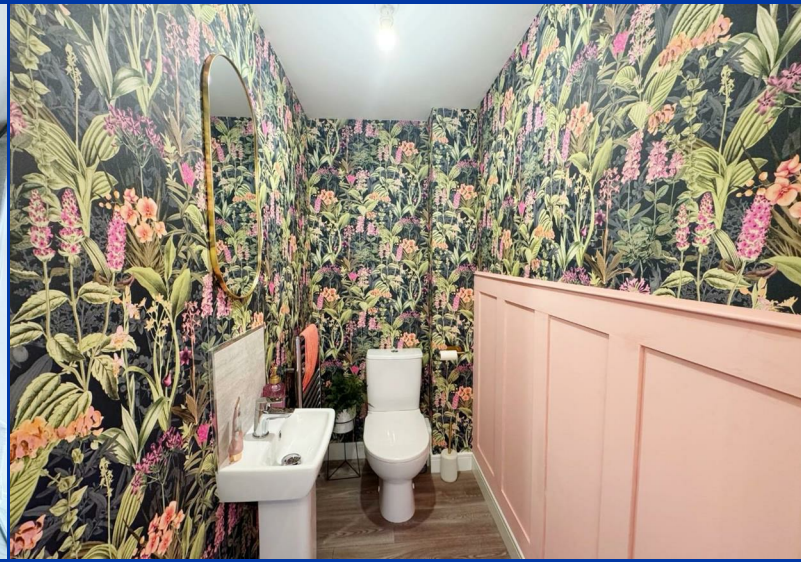
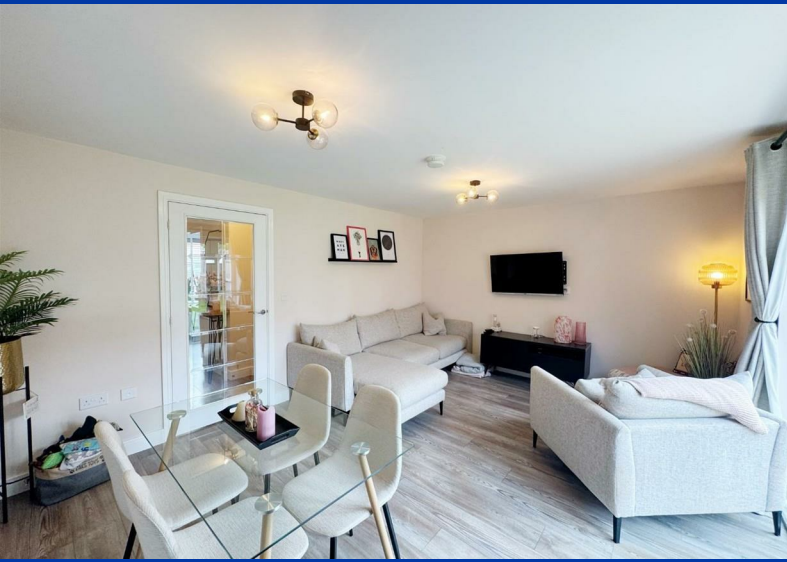
BEDROOM TWO
10'9 x 8'7 (3.28m x 2.62m)

BEDROOM THREE
12'2 x 6'7 (3.71m x 2.01m)

FAMILY BATHROOM
6'7 x 5'6 (2.01m x 1.68m)

EXTERNALLY

DETACHED SINGLE GARAGE
16'9 x 8'7 (5.11m x 2.62m)



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Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgfield, TS21 2BP

Approximate Gross Internal Area
906 sq ft - 84 sq m



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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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