



**Claremont Grove, Sedgfield, TS21 2JR**  
**2 Bed - Bungalow - Detached**  
**£235,000**

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Positioned beautifully in a cul-de-sac within the highly sought after location of Claremont Grove, Sedgefield, we are delighted to offer to the market this recently re-furbished two bedroom detached bungalow with additional garden room. This well proportioned residence boasts a 2024 re-fitted kitchen, new carpets/flooring throughout & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered in & around Sedgefield itself & within excellent commuting distance to Durham City, Darlington & Teeside, the property also benefits further from gas central heating & double glazing throughout. This newly decorated home briefly comprises: welcoming entrance lobby, an excellent sized lounge (measuring 18ft approximately) with window to front elevation, the 2024 re-fitted kitchen with a range of fitted wall & base units leads through to a stunning garden room which gives access to rear, two bedrooms & a lovely a re-fitted shower room. Externally, this impressive home enjoys an enclosed South-facing garden to rear whilst the front is open aspect, offering a superb sized driveway with ample vehicle parking. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, size & layout of this well proportioned property for sale.

EPC Rating: E  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

18'0 x 11'11 (5.49m x 3.63m)

#### **2024 RE-FITTED KITCHEN**

9'10 x 8'7 (3.00m x 2.62m)

#### **GARDEN ROOM**

10'7 x 9'8 (3.23m x 2.95m)

#### **MASTER BEDROOM**

12'2 x 10'6 (3.71m x 3.20m)

#### **BEDROOM TWO**

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

#### **SHOWER ROOM**

6'1 x 5'5 (1.85m x 1.65m)

#### **EXTERNALLY**





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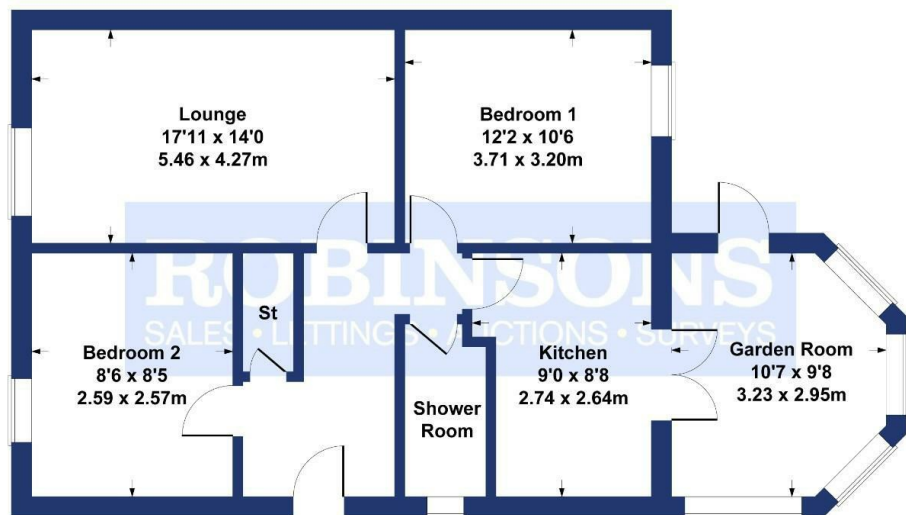
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Dedicated Property Manager

## Claremont Grove, Sedgefield, TS21 2JR

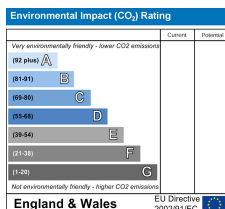
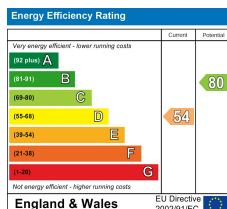
Approximate Gross Internal Area  
830 sq ft - 77 sq m



### 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



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