





Lorimer Close, Sedgefield, TS21 2BP

3 Bed - House - Semi-Detached

£264,950

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We are delighted to present to the market this stunning, three bedroom semi detached house on Lorimer Close, within the highly sought after, family orientated location of Sedgefield. Designed & constructed by Taylor Wimpey, this impressive residence is the perfect purchase for clients seeking a modern, move-in ready home. The property boasts modern, neutral decor throughout, has easy access to all of the local amenities offered within the village itself, is within excellent commuting distance of all major road networks & bus routes leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/WC, lovely lounge with French doors opening onto the rear garden & a breakfasting kitchen fitted with a range of wall & base units, together with integrated appliances. The first floor landing provides access to three bedrooms, with the master bedroom benefiting from en-suite facilities, alongside a modern family bathroom with three-piece suite. Externally, the property enjoys an excellent sized, enclosed, East-facing rear garden, largely laid to lawn with patio area whilst to the front, there is a larger than average driveway providing ample parking for several vehicles, together with access to a detached single garage (measuring approximately 16ft) which is currently divided to incorporate a useful office area. This is a beautiful family residence & we thoroughly encourage full internal inspection in order to fully appreciate the style, standard, location & layout of property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

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

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

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 GARAGE / OFFICE
16'9 x 8'7 (5.11m x 2.62m)

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.




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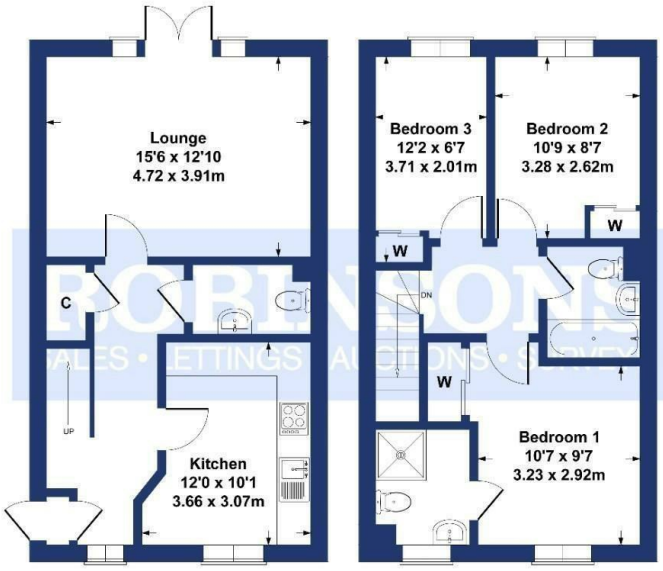
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgefield, TS21 2BP

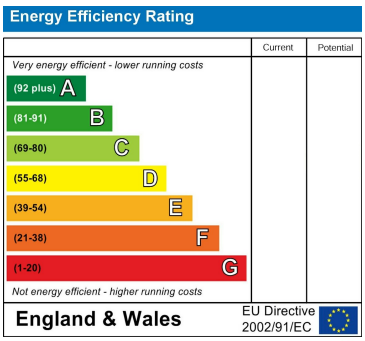
Approximate Gross Internal Area
906 sq ft - 84 sq m



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. 2022



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RICS

ARLA Association of Residential Letting Agents

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