



The Lane, Sedgfield, TS21 3BB
3 Bed - House - Semi-Detached
£264,950

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Nestled within the heart of Sedgefield, we are delighted to offer to the market this outstanding traditional style 1930's semi detached house formerly known as 'Staveley' situated pleasantly on The Lane. An absolute credit to its current owner, this deceptively spacious property has been thoroughly upgraded & modernised throughout whilst still successfully retaining the charm & character of its original development. A perfect opportunity for the family to acquire this tastefully decorated home which boasts versatile, contemporary style living; this well proportioned property has superb access to all of the local amenities offered in & around Sedgefield itself & is also within excellent commuting distance to all major road links & bus routes.

Refurbished to an exceptionally high standard, the property boasts triple glazing, gas central heating & briefly comprises: spacious entrance hall with access to a ground floor cloaks/wc, a lovely light lounge with original feature fireplace & walk-in bay window, a versatile family room which has the added bonus of an additional dining area with bi-fold doors that provide access to the rear garden & a spacious kitchen which is 16ft in length. To the first floor, there are three double bedrooms & a stunning bathroom with panelled bath & separate shower cubicle. The first floor landing itself also provides stair access to a (17ft approx) loft space. Externally, the property enjoys a good sized, enclosed garden to the rear/side whilst the front elevation provides a driveway with parking for up to two vehicles & access to a single garage.

Thorough internal inspection comes highly recommended in order to fully appreciate the style, standard, quality, layout & size of this immaculate home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
16'9 x 13'3 (5.11m x 4.04m)

FAMILY ROOM
13'5 x 11'8 (4.09m x 3.56m)

DINING ROOM
11'1 x 6'4 (3.38m x 1.93m)

KITCHEN
16'1 x 7'4 (4.90m x 2.24m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'8 x 9'4 (5.08m x 2.84m)

BEDROOM TWO
11'5 x 11'4 (3.48m x 3.45m)

BEDROOM THREE
10'11 x 7'5 (3.33m x 2.26m)

FAMILY BATHROOM
9'4 x 7'4 (2.84m x 2.24m)

LOFT SPACE
17'1 x 16'4 (5.21m x 4.98m)

EXTERNALLY

SINGLE GARAGE



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Lane
Approximate Gross Internal Area
1638 sq ft - 152 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. 2020

Energy Efficiency Rating		Current	Potential
105-91m ²	A		
85-90	B		
65-84	C		
45-64	D		
25-44	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
105-91m ²	A		
85-90	B		
65-84	C		
45-64	D		
25-44	E		
10-24	F		
1-9	G		

Not environmentally friendly - higher CO₂ 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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