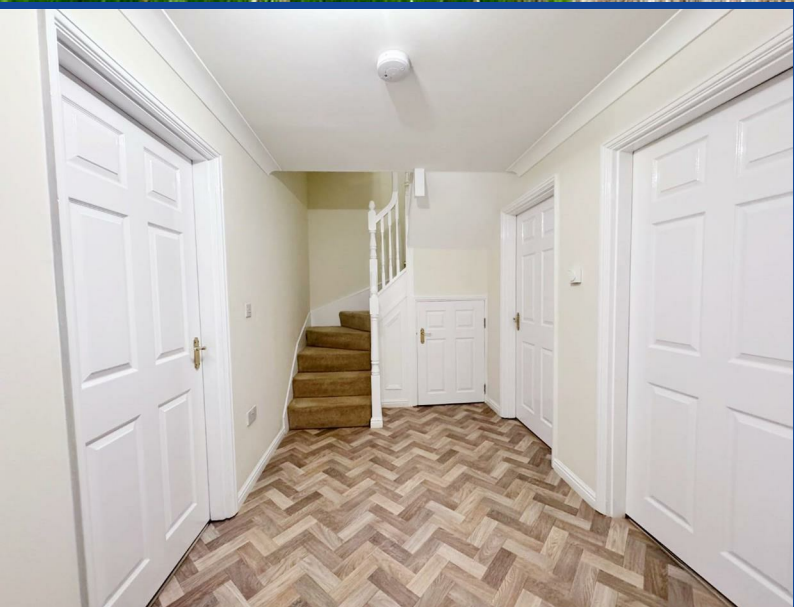




Pasture Field, Sedgfield, TS21 3NT
5 Bed - House - Detached
£340,000

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Nestled within the heart of the highly desirable Winterton Estate in Sedgfield, it is with pleasure that we offer to the market with no onward chain; this spacious & well planned five bedroom, three storey detached family home on Pasture Field. This exquisite residence ticks every box for the modern family, has easy access to all of the immediate amenities Sedgfield itself has to offer, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. Internally this well proportioned home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, dual aspect lounge with French doors to rear garden, separate dining room, breakfasting kitchen with a range of fitted wall & base units & a utility room. The first floor landing hosts three of the bedrooms (the master bedroom having fitted wardrobes, dressing area & en-suite bathroom. The second bedroom also enjoys en-suite facilities. To the second floor, there are two generous sized bedrooms both with fitted storage & the family bathroom with three piece suite. Externally, the front garden is open aspect & laid to lawn, whilst the rear garden is fully enclosed with timber storage shed, brick built bbq, water tap, flagstone patio & access to both front & rear. Beyond the garden itself there is a garage with remote control roller shutter door. We encourage thorough internal inspection in order to fully appreciate the style, layout, space & standard of this remarkable home for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: F .

ENTRANCE HALLWAY

CLOAKS/WC

LOUNGE

19'3"x11'3" (x) (5.87x3.43 (x))

DINING ROOM

10'9"x8'9" (x) (3.28x2.67 (x))

BREAKFASTING KITCHEN

17'0 x 10'3 (5.18m x 3.12m)

UTILITY ROOM

7'3"x5'3" (x) (2.21x1.60 (x))

FIRST FLOOR LANDING

MASTER BEDROOM

11'4"x11'2" (x) (3.45x3.40 (x))

DRESSING AREA

EN-SUITE BATHROOM

BEDROOM TWO

11'9"x10'5" (x) (3.58x3.18 (x))

EN-SUITE SHOWER ROOM

BEDROOM FIVE/STUDY

7'6"x6'9" (x) (2.29x2.06 (x))

SECOND FLOOR LANDING

BEDROOM THREE

14'4"x11'3" sloping ceiling (x sloping cei (4.37x3.43 sloping ceiling (x sloping cei)

BEDROOM FOUR

14'4"x10'5" sloping ceiling (x sloping cei (4.37x3.18 sloping ceiling (x sloping cei)

FAMILY BATHROOM

9'2"x6'9" measured into door well (x measu (2.79x2.06 measured into door well (x measu)

EXTERNALLY

GARAGE



OUR SERVICES

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Property Auctions

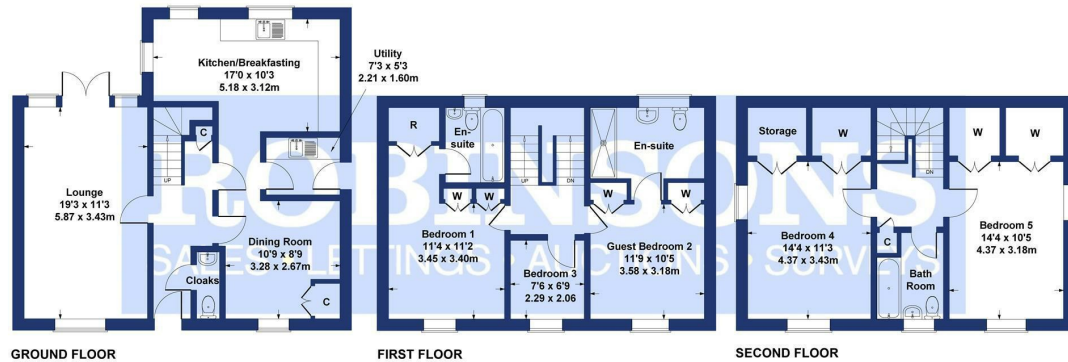
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pasturfield Sedgefield

Approximate Gross Internal Area
1796 sq ft - 167 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. 2018

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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