



Winterton Avenue, Sedgfield, TS21 3NJ  
4 Bed - House  
£1,250

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# Winterton Avenue Sedgefield, TS21 3NJ

## \*\* WONDERFULLY PRESENTED FAMILY PROPERTY \*\*

This family home on Winterton Avenue, Sedgefield, offers a great deal more than you might imagine. With spacious, well thought out accommodation over two floors and a stunning master bedroom suite the property really is a hidden gem waiting to be found. Internal accommodation consists of an entrance hallway with ground floor WC, a spacious but private lounge, separate dining room and kitchen with access to the rear garden. The first floor holds a stunning master bedroom suite with freestanding, ceiling filled, bath and open shower area, two further bedrooms with their own storage and the fourth bedroom which has been converted into a dressing room to service the master suite, a family bathroom is also present to the first floor. Externally the property offers an artificially lawned rear garden with sunny patio, detached single garage and a spacious driveway. Located just a short walk from Sedgefield Village and boasting a fantastic, contemporary finish.

Rent £1250. Bond £1250.

Tenants Required Earnings: £37,800. Guarantors Required Earnings: £45,360

Working Applicants Preferred. No Smokers. Pets Considered

EPC Rating: C

Council Tax Band: D











## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

### **GROUND FLOOR CLOAKS / WC**

### **LOUNGE**

19'10 x 11'4 (6.05m x 3.45m)

### **DINING ROOM**

11'3 x 9'10 (3.43m x 3.00m)

### **KITCHEN**

10'5 x 8'3 (3.18m x 2.51m)

### **FIRST FLOOR LANDING**

### **MASTER BEDROOM**

28'0 x 8'7 (8.53m x 2.62m)

### **EN-SUITE SHOWER AREA**

### **DRESSING ROOM / BEDROOM FOUR**

10'9 x 10'2 (3.28m x 3.10m)

### **BEDROOM TWO**

10'9 x 7'8 (3.28m x 2.34m)

### **BEDROOM THREE**

10'11 x 7'8 (3.33m x 2.34m)

### **FAMILY BATHROOM**

8'1 x 6'8 (2.46m x 2.03m)

### **EXTERNALLY**

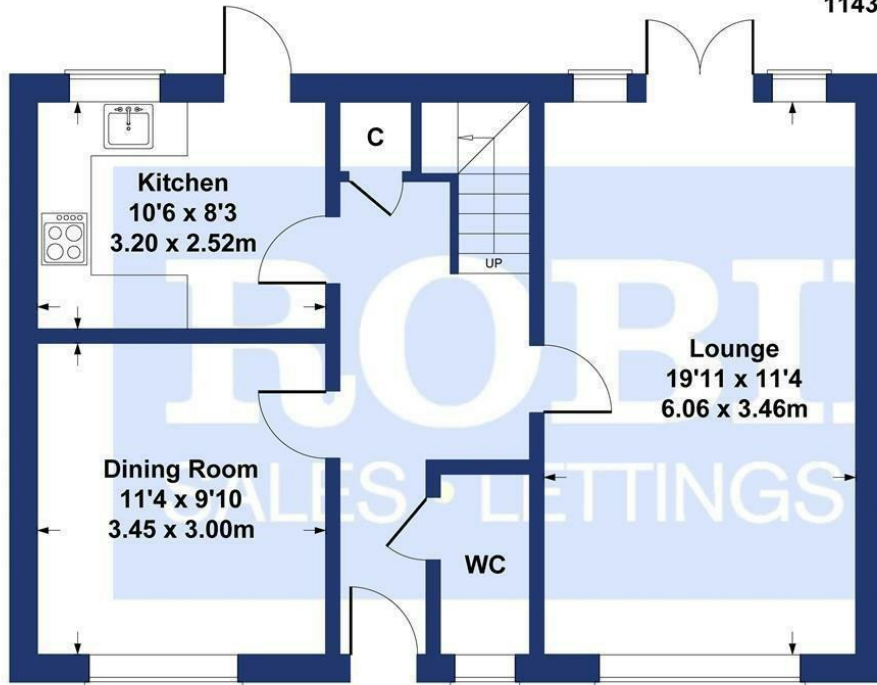
### **DETACHED SINGLE GARAGE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Winterton Avenue

Approximate Gross Internal Area  
1143 sq ft - 106 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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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