



1 Hardwick Mews, West Park Lane
Sedgefield, TS21 2BA

youngsRPS 

1 Hardwick Mews West Park Lane Sedgefield TS21 2BA

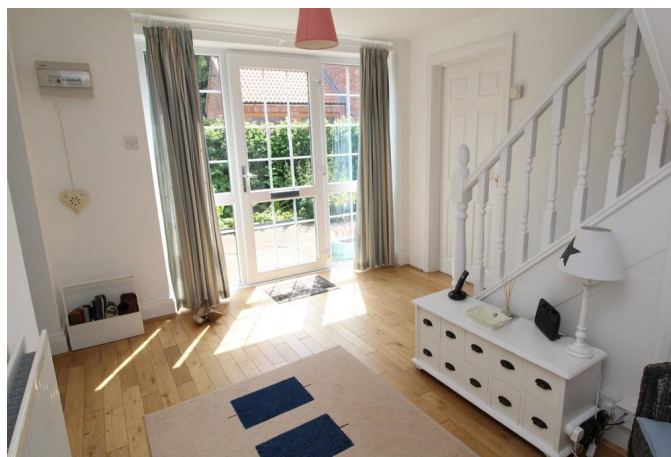
Guide Price: £265,000

An exceptionally well appointed two bedroom barn conversion situated on the prestigious West Park Lane with beautiful views across to Hardwick Park and yet only a short walk into the centre of Sedgefield Village. The property has been upgraded throughout with no exception to detail missed. It is unique and not to be missed!!

- Two bedroom barn conversion
- Immaculately presented
- Close to village centre
- Views across parkland
- Upgraded throughout
- Parking for 3 vehicles
- Energy efficiency rating = D

youngsRPS 

Youngs Sedgefield 01740 617377





DESCRIPTION

An exceptionally well appointed two bedroom barn conversion situated on the prestigious West Park Lane with beautiful views across to Hardwick Park and yet only a short walk into the centre of Sedgefield Village. This home has been upgraded throughout with no exception to detail spared. It is unique and not to be missed!!

The property is entered via a Upvc double glazed panelled door into a light and airy hallway with stairs leading the first floor. To the left of the hall is a spacious lounge with picture window to the front and feature fire surround with marble inset and hearth housing a stove effect electric fire. To the right of the hallway is a lovely dining kitchen fitted with a comprehensive range of wall and base units having contrasting worktops incorporating a single drainer sink unit with mixer tap, free standing electric cooker with extractor hood, plumbing for automatic washing machine and dishwasher, tiled splash backs and wood washed effect laminate flooring. The ground floor is completed by a cloakroom fitted with a low level WC and wash basin. To the first floor there is a spacious landing with windows over looking the front courtyard, two large double bedrooms and family bathroom. Both bedrooms have vaulted, beamed ceilings with the master bedroom having a suspended bay

window with stunning views across West Park to Hardwick Park.

The family bathroom is fitted with a modern suite comprising panelled bath with electric shower over, pedestal wash basin, low level WC, tiled splash backs and velux style window. The landing also has a deep walk in linen cupboard with lighting.

EXTERNAL

The property is accessed from West Park Lane via a shared driveway which leads to a block paved patio with garden shed and parking area for up to 3 cars. To the front of the cottage is a walled garden area with wide paved pathway and pretty planted borders.

LOCATION

The highly desirable village of Sedgefield lies approximately 12 miles south east of historical Durham City and is situated within close proximity to both the A1M and A19 both providing excellent transport links throughout the region. There are a vast range of local amenities within walking distance including 2 good primary schools and secondary school, local shops including supermarket, several excellent restaurants and public houses, library, doctors surgery, cricket, rugby and squash clubs.

SERVICES

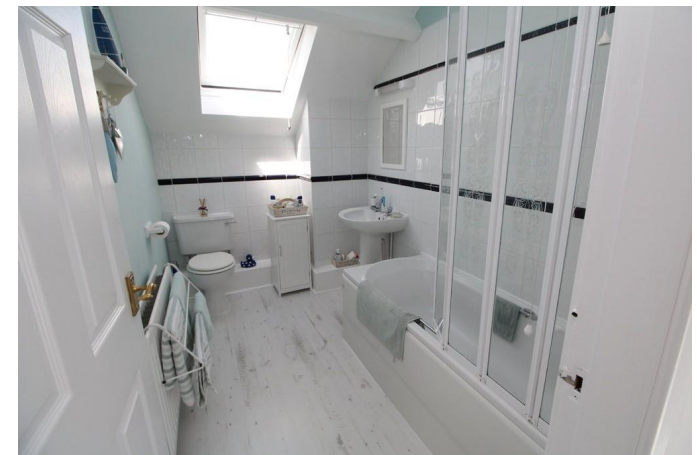
Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

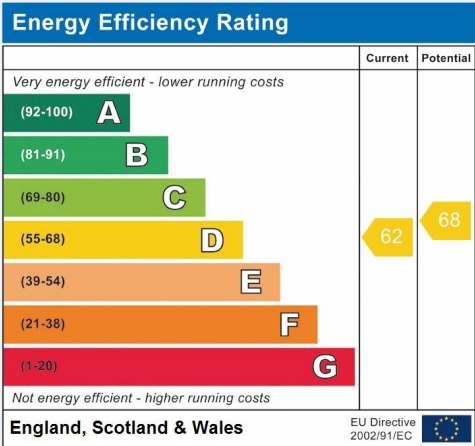
CHARGES

Durham County Council tax band C

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 617377





Approximate Gross Internal Area
115.9 sq m / 1248 sq ft

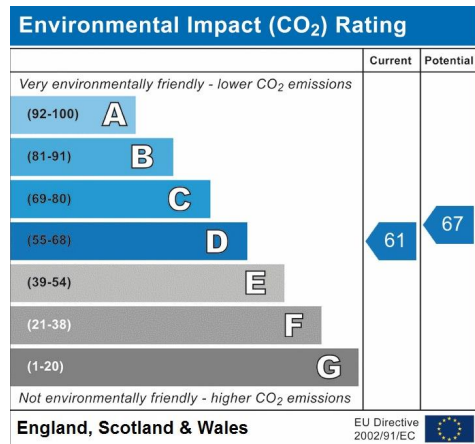


Illustration for identification purposes only, measurements are approximate, not to scale. (ID352713)

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

Hexham Office:
Priestpopple, Hexham, Northumberland NE46 1PS
T: 01434 608980 / 609000
F: 01434 608920
mail.hexham@youngsrps.com

Alnwick Office:
Russell House, Greenwell Road, Alnwick NE66 1HB
T: 01665 606800 F: 01665 606801 mail.alnwick@youngsrps.com
www.youngsrps.com

Sedgefield Office:
50 Front Street, Sedgefield, Co. Durham TS21 2AQ
T: 01740 617377
F: 01740 622220
mail.sedgefield@youngsrps.com