



Melgrove Way, Sedgfield, TS21 2JN
3 Bed - House - Detached
Offers In The Region Of £275,000

**** EXTENDED, DETACHED FAMILY HOME ****

This fantastically presented property simply demands a viewing. Situated off Queen's Drive, one of Sedgfield's most desirable areas, the property offers a huge number of benefits inside and out. Starting with the interior this home boasts a stunning kitchen diner running almost the full length of the house and equipped to a brilliant standard. A separate, private lounge with fabulous French doors opening onto the rear patio, a useful study and ground floor WC complete the ground floor of the property, along with storage cupboards and a handy utility cupboard. The first floor of the property hold an airy landing area with three bedrooms and a family bathroom. Externally the property offers a pretty brick paved driveway with a gravel and shrub area along with a detached rear garage and an extensively landscaped rear garden. As expected gas central heating and UPVC double glazing are present throughout. Contact our Sedgfield office to arrange a viewing.



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Melgrove Way, Sedgefield, TS21 2JN

GROUND FLOOR

Hallway/Study

10'10" max x 10'4" max (3.32 max x 3.17 max)

Front facing UPVC double glazed door and window, laminate flooring, radiator, storage cupboard.

Ground Floor WC

5'9" x 3'0" (1.77 x 0.92)

Fitted with a white bathroom comprising low level WC and wash hand basin inset into vanity unit, front facing UPVC double glazed window, Karndeem flooring, radiator.

Lounge

24'9" x 10'11" (7.55 x 3.34)

Rear facing UPVC double glazed French doors, electric fire with modern surround and base, television and telephone unit.

Kitchen Diner

27'9" x 8'0" (8.47 x 2.44)

Fitted with a range of base, wall and drawer white kitchen units with chrome rod handles, black worktops inset with a porcelain sink and drainer unit, tiled splashbacks, fitted microwave and electric oven, electric hob with chrome illuminated extractor hood over, recessed spotlights in ceiling and downlights under wall units, storage cupboard under stairs, utility cupboard with plumbing for washing machine, also housing gas combination boiler, side UPVC double glazed window and door, rear UPVC double glazed French doors to patio, two radiators.

FIRST FLOOR

Landing

Front facing UPVC double glazed window, storage cupboard, hatch access to loft.

Bedroom One

11'8" x 8'3" (3.57 x 2.53)

Rear facing UPVC double glazed window, fitted wardrobes with sliding mirrored doors, radiator.

Bedroom Two

10'8" x 10'3" (3.26 x 3.14)

Front facing UPVC double glazed window, radiator.

Bedroom Three

7'0" x 8'9" (2.15 x 2.69)

Rear facing UPVC double glazed window, radiator.

Bathroom

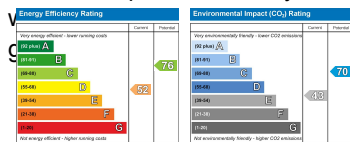
6'5" x 5'7" (1.96 x 1.72)

Fitted with a three piece bathroom suite consisting of a P-shape bath with shower over and screen, low level WC and wash hand basin both inset into vanity storage unit, Karndeem flooring, tiled walls, radiator, side facing UPVC double glazed window.

DETACHED SINGLE GARAGE

EXTERNALLY

Front brick paved driveway extending down side to rear of property, front gravelled area with decking and seating area, artificial turf garden with decking and seating area, artificial turf and all LED lit.



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. 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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