



42 Winterton Avenue

Sedgefield, TS21 3NH

youngsRPS 

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Guide Price: £240,000

Offered with no onward chain, this is a splendid 4 bedroom semi detached property situated on the modern Winterton development on the edge of Sedgefield Village. The property has a large breakfasting kitchen and two reception rooms, a garden to the rear, single garage and an additional parking space. Viewing is imperative to appreciate!

- 4 Bedroom house
- Popular residential area
- Spacious accommodation throughout
- 2 Reception rooms
- En-suite and ground floor WC
- Garden, garage and off road parking
- Energy efficiency rating = C(77)

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DESCRIPTION

This is a splendid 4 bedroom semi detached property situated on the modern Winterton development on the edge of Sedgefield Village. The property has double glazing, gas central heating. The ground floor comprises entrance hall, cloakroom, lounge, dining room and a kitchen / breakfast room which is fitted with a range of units including a built-in Bosch oven, gas hob and extractor, there is also a separate utility room off the kitchen with units. To the first floor there are 4 double bedrooms and a spacious family bathroom, the master has an en-suite shower room and all bedrooms have fitted wardrobes. Externally is an enclosed garden to the rear with pedestrian access to a detached garage with remote control door and additional private parking space.

The property is entered from the front into a hallway from which all ground floor rooms lead and which has a spindle stair case to the first floor and laminate flooring. To the immediate left is a cloakroom fitted with WC and pedestal wash basin whilst to the right is a bright, pleasant dining room. Continuing along the hallway to the rear, and also to the right, is a spacious breakfasting kitchen which is fitted with a comprehensive range of wall and base units having contrasting worktops incorporating a gas hob, eye level double oven, 1.5 bowl single drainer sink unit, space for an under counter fridge, plumbing for a dishwasher and tiled splashbacks. Doors lead in to the rear garden and into a

useful utility room which has base and larder units, a single drainer sink unit, plumbing for a washing machine, space for a fridge/freezer and wall mounted gas central heating boiler installed in March 2018. Finally, on the ground floor and across the hallway from the kitchen is an extremely generous lounge which runs the full length of the property and has a walk-in bay window overlooking a side garden and feature fire surround with marble effect inset housing a living flame gas fire.

To the first floor there is a spacious landing leading to 4 double sized bedrooms and family bathroom. All bedrooms have fitted wardrobes and the master bedroom has an en-suite fitted with a 3-piece suite comprising a tiled shower cubicle with mains fed shower, pedestal wash basin and WC. The family bathroom is also fitted with a 3-piece suite comprising panelled bath, pedestal wash basin, WC and tiled splashes. The landing has a useful airing cupboard with linen storage and hot water tank with immersion heater and provides access to a partially boarded loft with drop down ladder.

EXTERNAL

To the front there is a hedge enclosed lawned garden with mature shrubs whilst to the rear there is an enclosed garden laid to lawn with outside tap and with pedestrian access to a

detached garage with remote control door, power and lighting, and additional private parking space.

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

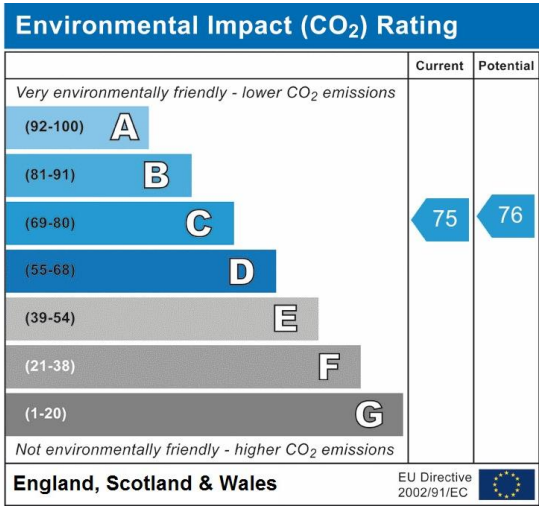
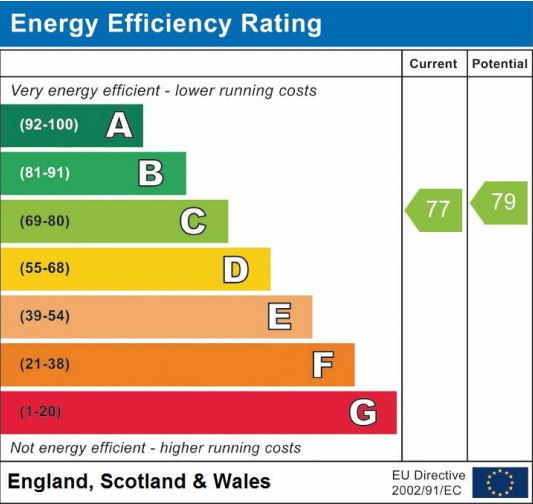
Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Durham County Council tax band E

VIEWINGS

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



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