



Station Road, Sedgfield, TS21 2BY
4 Bed - House - Semi-Detached
Price Guide £299,950

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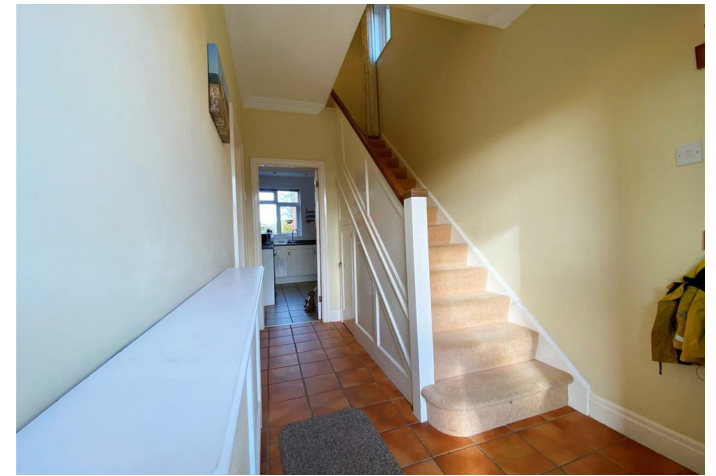
Station Road Sedgefield, TS21 2BY

**** NO ONWARD CHAIN****

Situated beautifully with spectacular open countryside views to the rear, with access to Hardwick Park, we are delighted to offer to the market this stunning traditional style 1930's semi detached house with four bedrooms within the highly sought after location of Station Road, Sedgefield. Retaining its original character & authenticity due to the internal space & size of its rooms; this well proportioned home has been upgraded & modernised throughout & has been vastly extended to the rear boasting a 26ft (approximately) dining room / sun lounge & a 15ft breakfast room. An absolutely ideal opportunity for the family to acquire this tastefully decorated home which has been lovingly maintained by its current owners; this desirable property is also within walking distance to of all of the local amenities which Sedgefield has to offer & has great access to all major road links such as the A1 & the A19.

Boasting versatile, contemporary style accommodation; the property briefly comprises: entrance hallway with access to the first floor, a 16ft (approximately) lounge with beautiful bay window to front, a separate dining room which provides immediate access to the sun lounge, a spectacular sized kitchen with internal access through to the single garage & breakfast room which has French doors to the rear garden, separate utility room & ground floor cloaks/wc. To the rear, there are three bedrooms & a family bathroom & a modern spiral staircase providing access to the fourth bedroom. Externally this deceptively spacious home enjoys views over the farmers fields & across to the neighbouring cricket grounds to the rear; whilst to the front, there are good sized gardens, spacious driveway & a single garage.

Station Road is one of Sedgefields most desirable locations & we highly encourage internal inspection in order to fully appreciate the standard, style, size & proportions of this truly immaculate home for sale.











ENTRANCE HALLWAY

LOUNGE

16'1 x 12'2 (4.90m x 3.71m)

DINING ROOM / SUN LOUNGE

26'0 x 11'1 (7.92m x 3.38m)

KITCHEN

14'4 x 12'8 (4.37m x 3.86m)

BREAKFAST ROOM

15'5 x 7'6 (4.70m x 2.29m)

UTILITY ROOM

9'5 x 6'0 (2.87m x 1.83m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

16'2 x 11'4 (4.93m x 3.45m)

BEDROOM TWO

11'2 x 9'1 (3.40m x 2.77m)

BEDROOM THREE

7'8 x 7'6 (2.34m x 2.29m)

FAMILY BATHROOM

7'9 x 7'6 (2.36m x 2.29m)

BEDROOM FOUR (TOP FLOOR)

14'11 x 12'8 (4.55m x 3.86m)

EXTERNALLY

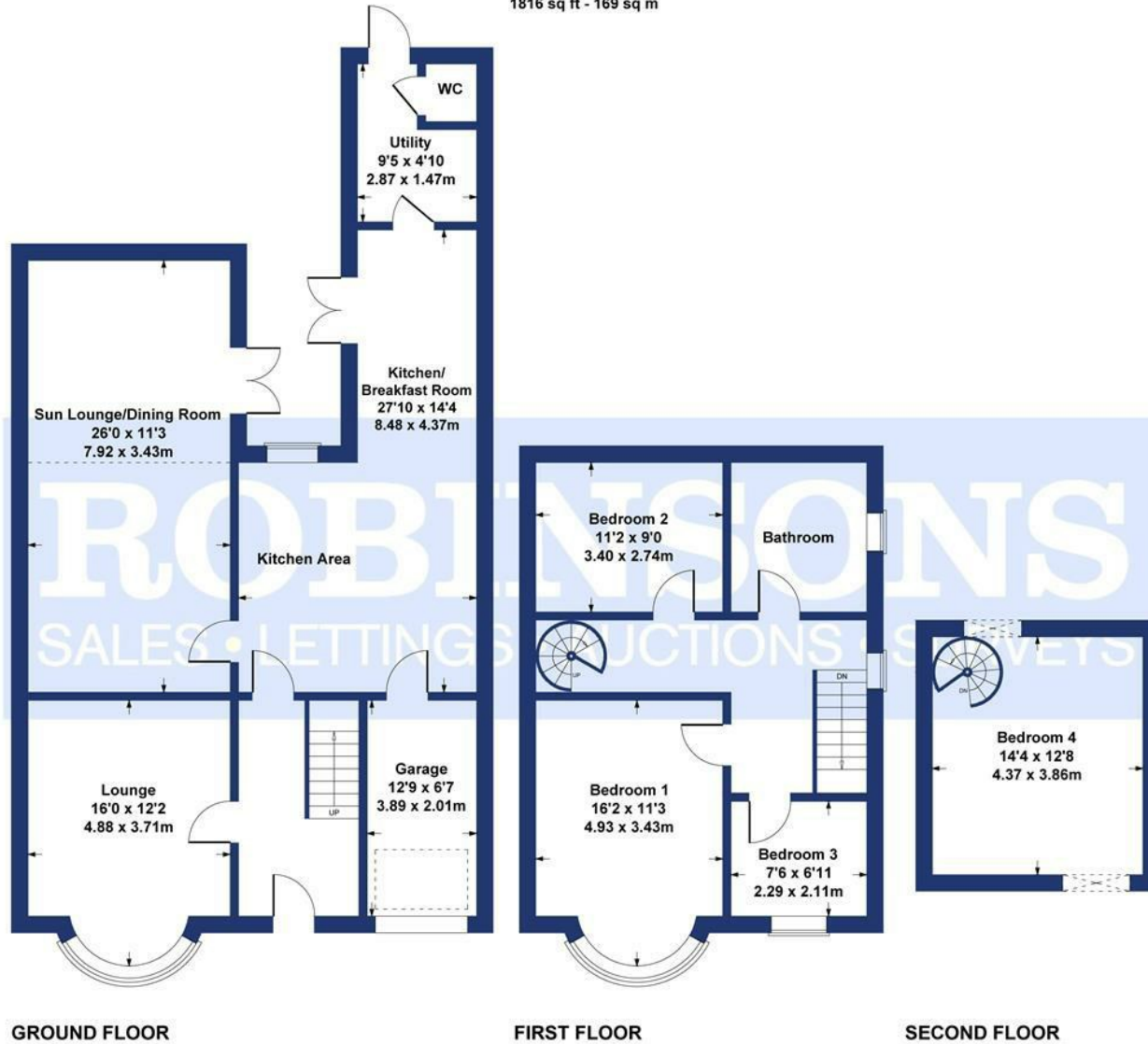
SINGLE GARAGE

12'9 x 6'7 (3.89m x 2.01m)



Station Road, Sedgefield, TS21

Approximate Gross Internal Area
1816 sq ft - 169 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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