



Constructed by Taylor Wimpey in 2019; it is with pleasure that we offer to the market this beautiful 'Aldenham' style three bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Lorimer Close, Sedgefield. This stunning home is finished off to a high standard & boasts light, spacious rooms throughout. Having spectacular access to all of the local amenities that Sedgefield itself has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham, Teeside & Newcastle & benefits further from gas central heating & double glazing. This tastefully decorated home would be the perfect purchase for the modern family & briefly comprises: entrance hallway with access to a ground floor cloaks/wc, spacious lounge with French doors to the rear, a lovely separate dining room & a fully fitted kitchen. To the first floor, there are three double bedrooms; the master bedroom having an en-suite shower room & the stylish family bathroom has been upgraded. Externally, there is a good sized enclosed garden area to the rear which is largely laid to lawn, whilst the front boasts a driveway which would stand up to three vehicles & a single integral garage. We urge clients not to miss out on this excellent opportunity & encourage thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this exceptionally well proportioned home for sale.

Lorimer Close, Sedgefield, TS21 2BP

3 Bed - House - Detached

£249,950

EPC Rating: B

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**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS / WC**

**DINING ROOM**

10'2 x 8'7 (3.10m x 2.62m)

**LOUNGE**

14'10 x 10'4 (4.52m x 3.15m)

**KITCHEN**

10'7 x 9'8 (3.23m x 2.95m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

11'5 x 10'5 (3.48m x 3.18m)

**EN-SUITE**

6'10 x 5'0 (2.08m x 1.52m)

**BEDROOM TWO**

11'8 x 9'9 (3.56m x 2.97m)

**BEDROOM THREE**

9'9 x 8'9 (2.97m x 2.67m)

**EXTERNALLY**

**SINGLE GARAGE**

13'9 x 7'9 (4.19m x 2.36m)



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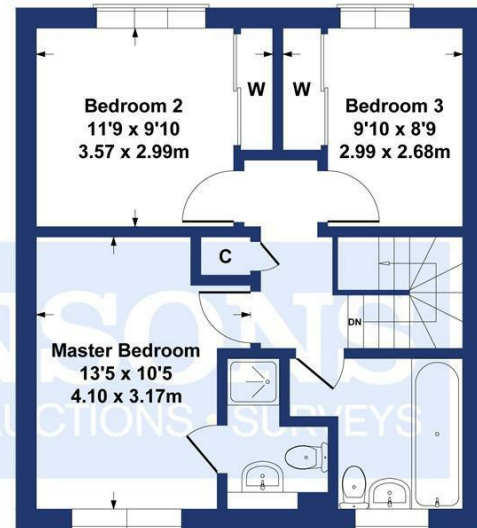
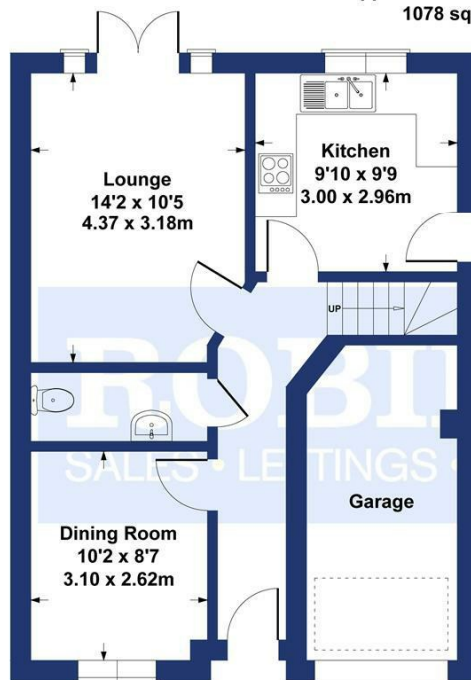
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lorimer Close

Approximate Gross Internal Area  
1078 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

### 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
84	95

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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