



14 Saddler Drive
Sedgefield, TS21 2JQ

youngsRPS 

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Guide Price: £404,950

We are proud to offer for sale this prestigious 5-bedroom family home built by Story Homes built to the extremely popular 'Mayfair' design. Located on the popular St Edmunds development within the much sought after village of Sedgefield. This wonderful home has 1905sq ft of space, finished to a high specification, will appeal to many.

- Prestigious 5-bedroom detached house with many upgrades
- Open plan kitchen, diner and family area with separate lounge
- Bifold and French doors to rear
- 2 Ensuites and a study
- Large integrated garage
- Good size rear garden
- Energy efficiency rating = B(85)

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Youngs Sedgefield 01740 617377



DESCRIPTION

We are delighted to offer to the market this beautiful and attractive 'Mayfair' style house built by Story Homes in August 2018 and finished with many upgrades. With 1905sq ft of space and located on the popular St Edmunds development within the highly sought after village of Sedgfield. From the eye-catching front door entering the property you will be greeted with the spacious hall way finished with sophisticated wood effect tiled flooring. The flooring continues into the downstairs WC which is fitted with a floating sink, back to wall toilet and modern half tiling with chrome trim. To the right of the hall way is a spacious study to the front elevation. Behind the study there is a lounge with neutral colour scheme benefitting with French doors that open onto the rear garden. From the hall way to the rear of the ground floor is the modern much desired open plan way of living with a kitchen, diner and family area. This spacious sociable area has the same attractive light wood effect tiled flooring throughout and features bifold doors creating the indoor/outdoor living that appeals to many. The Symphony kitchen is fitted with neutral coloured wall and base units with a contrasting granite worktop. It is fully integrated with double oven, microwave, dishwasher, fridge and freezer. There is also a 5 ring gas hob with a modern extractor hood and the room is lit naturally with plentiful windows. Leading from the kitchen is a useful utility room with plumbing for washing machine, a large sink, wall and floor units with worktops that match the kitchen. A door from the utility room leads to the large integrated garage and another gives external access to the side of property. A white spindle staircase with oak banister leads to the first floor. The master bedroom has capacious fitted wardrobes that are finished with neutral oak effect doors. There is an ensuite to the master bedroom which has floor to ceiling tiling throughout including the floor. It is fitted with a walk in double shower with rainfall showerhead and separate body shower, floating vanity unit that has a countertop basin with modern wall fitted tap, a WC and heated chrome towel rail. The second bedroom is a double to the rear elevation and also benefits from having an

ensuite bathroom. The ensuite is fitted in the same style as the master bedroom, and has a double shower with soft close sliding door enclosure, with rainfall showerhead and separate body shower, floating vanity unit with draw which holds a countertop basin mounted on and wall fitted tap, a WC and heated chrome towel rail. Bedroom 3 is a double, which has the advantage of a large useful storage cupboard. Bedroom 4 and 5 are singles which are being used by the current occupier as study and library rooms.

There is a family bathroom complete with a white panel bath with a body shower attachment, a large separate shower cubicle with rainfall showerhead and body shower attachment, WC, large white floating sink with draw under and a full size heated chrome radiator. There is feature tiling to the bath and shower walls that tone into the tasteful Porcelanosa floor to ceiling tiling and a fitted mirror to the wall for a prestige finish.

This prestigious house is sure to appeal to many, so viewing quickly is highly recommended.

EXTERNAL

The property is set down a blockpaved access road shared only by 2 other houses and which benefits from a guest parking bay. A double blockpaved drive leads to the large integrated garage with a path leading to the front door. There is a front garden laid with



lawn and border shrubs with bark. To the rear is good size garden which is fence and brick wall enclosed, laid to lawn and which has a large paved patio area.

The property has a beautiful outlook onto a communal open plan green area and thoughtfully designed to keep privacy with an iron fence separating it from the access road.

LOCATION

The highly desirable village of Sedgfield 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

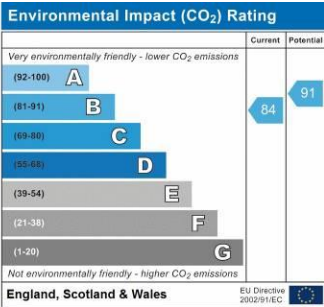
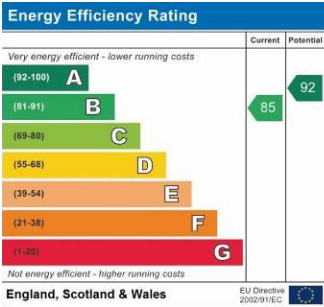
CHARGES

Durham County Council tax band F

SERVICES

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









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 these 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
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngs-rps.com

Newcastle
Shakespeare House, 18 Shakespeare St,
Newcastle upon Tyne, NE1 6AQ
T: 0191 2610300
newcastle@youngs-rps.com

Alnwick
31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngs-rps.com

Dumfries
Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngs-rps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngs-rps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngs-rps.com