



7 Church View
Sedgefield, TS21 2AY

7 Church View Sedgefield Stockton-on-Tees TS21 2AY

Guide Price: £400,000

Prime position spacious 3 bedroom house set within the heart of much sought after village, Sedgefield. Oozing with potential for residential and commercial options, this will appeal to a variety of purchasers. Viewings are highly recommended.

- Prime village location
- 3 double bedrooms
- Commercial potential
- Rear garden
- Annex potential
- Modernised bathroom
- Energy efficiency rating = D(63)

youngsRPS 

Youngs Sedgefield 01740 617377



DESCRIPTION

Situated in prime central location within the much-desired village of Sedgfield this 3 bedroom property is sure to appeal to many. Entering the property from the front door into a hallway laid finished with wood effect flooring. The spacious lounge to the front of the property has a large bay window with stunning views over the village and St Edmunds Church, a traditional picture rail and a feature gas fireplace with a large decorative wooden surround, marble hearth with patterned tile surround. Through an arch in the hallway and to the right, is the family kitchen. The kitchen is finished with wooden wall and base units with contrasting worktops, tiled floor, a traditional brick surround to the cooker where there is induction hob and space for a free standing fridge freezer. An Island compliments the kitchen with a tiled surface and an external door leads to the rear garden. From the kitchen a door leads you to a useful room which has previously been used as a barber shop by the current occupier. This commercial unit has a door to the front street for customers to gain entry to the shop and currently has a back basin, 2 work stations and seating for waiting area, it could easily be converted to another reception room as part of the main dwelling. In the hallway, a door leads down stairs to a very useful cellar providing plenty of storage. To the rear of the ground floor there is also a good size dining room finished with laminate wood effect floor

and has a bay window with window seat looking out to the rear garden.

A return staircase with white spindles leads to the first floor and has a lovely picture window overlooks the rear garden. To the first floor are 3 spacious double bedrooms. The master and second bedroom benefitting from wonderful bay windows overlooking down toward the village green and church. The master bedroom comes complete with cream fitted wardrobes whilst the second bedroom has 2 built in cupboards. There is a large modernised family bathroom with a tiled floor and fitted with a free-standing scroll top bath with mixer tap and shower head attachment, large double size shower cubicle with mains fed shower, WC and handbasin set within vanity unit. A chrome heated towel rail and a large practical storage cupboard finish the bathroom perfectly.

EXTERNAL

To the front of the property there is an open aspect with stunning views overlooking the village green. There is public parking available offset to the front of the property which is useful if the unit is used for commercial or for visiting guests.

To the rear of the property there is an enclosed pretty garden with a large patio and raised lawn laid with shrubs. Parking space available to the rear. Attached to the house is another useful

duplex annex, currently being used as a workshop which offers great potential for conversion.

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

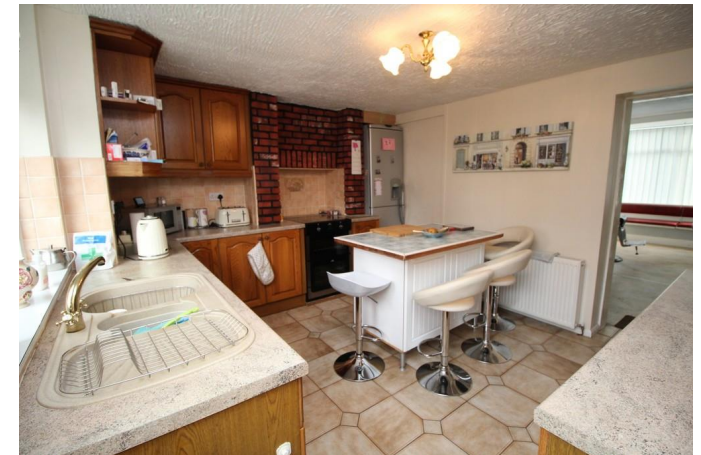
Durham County Council tax band D

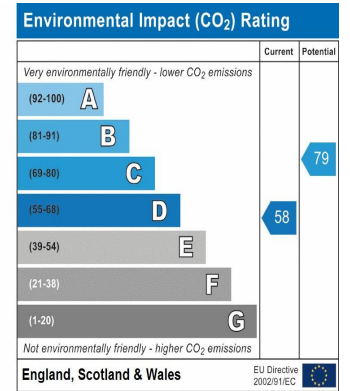
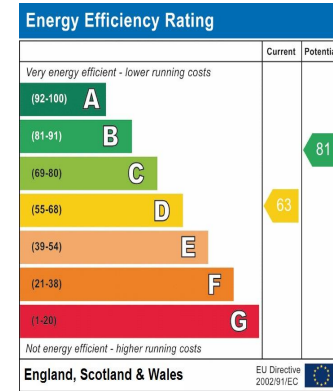
SERVICES

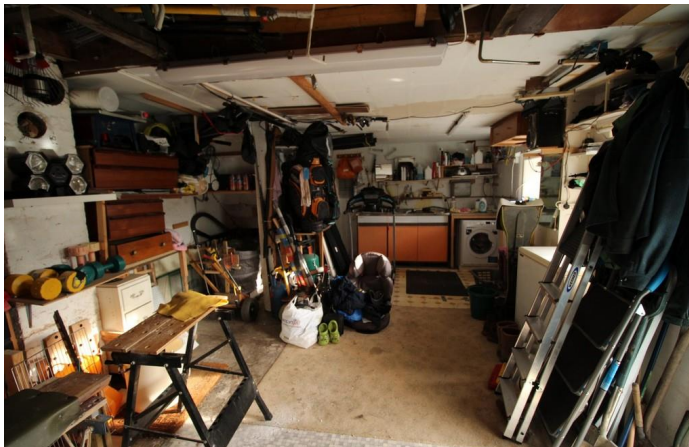
Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

VIEWINGS

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









Total Area: 181.4 m² ... 1953 ft²

All measurements are approximate and for display purposes only.



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