

**RUSSELL CLOSE, SALTERS LANE, SEDGEFIELD,  
STOCKTON-ON-TEES, TS21 3FA**



- ▲ 'Sandburn' Designed Detached House
- ▲ Altered & Improved to Create a Well Planned & Family Friendly Home
- ▲ Four Bedrooms & Three Modern Bath/Shower Rooms

- ▲ Small Development Just Outside Sedgefield Village
- ▲ Open Plan Kitchen with Modern Units
- ▲ Lounge & Utility Room
- ▲ Gas Central Heating with Gas Boiler
- ▲ UPVC Double Glazing
- ▲ Block Paved Driveway & Garage

**Offers Over £343,000**

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This 'Sandburn' design four bedroom detached house has been upgraded from the current owner's spec to create a fantastically presented family home on the small development just outside Sedgfield Village.

Features included gas central heating with gas boiler, UPVC double glazing, integrated garage and double width block paved driveway.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Entered by a composite door with glass inlay to the ...

**SPACIOUS ENTRANCE HALL** - Which features upgraded bespoke Oak bannister and spindles with stairs to the first floor, radiator, porcelain tiled floor.

**CLOAKROOM/WC** - Ready to be fitted with a two piece suite.

**LOUNGE** - 5.38m x 3.38m (17'8" x 11'1")

With radiator, plantation blinds and feature panel wall.

**KITCHEN/DINER** - 6.27m x 3.76m (20'7" x 12'4")

Upgraded from the original Builder spec with a brand new kitchen with fitted high gloss floor, wall and drawer units with complimentary worksurfaces to be fitted with central island, double oven and grill, stainless steel sink, tiled floor, radiator, tube radiator, bi-folding doors out to the rear garden, LED downlights and electric extractor fan.

**UTILITY ROOM** - 3.1m x 1.73m (10'2" x 5'8")

Fitted with a range of high gloss floor units with complimentary work surface with stainless steel sink with mixer tap, plumbing for a washing machine, tiled floor, LED downlights and composite door leading out the rear garden.

#### **FIRST FLOOR**

**LANDING** - With access to the loft and airing cupboard housing the water tank.

**BEDROOM 1** - 4.7m x 4m (15'5" x 13'1")

Radiator, built-in fitted wardrobes and plantation shutters.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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**EN SUITE** - Fitted with an upgraded ultra-modern three piece suite with double shower cubicle with drench shower over, glass sliding door, vanity sink unit, wash handbasin, dual flush hidden cistern wc, chrome towel rail, electric extractor fan, porcelain part tiled walls and porcelain tiled floor.

**BEDROOM 2 - 4.2m x 3.9m (13'9" x 12'10")**

Radiator.

**EN SUITE** - Fitted with a white three piece suite with double shelved cubicle with drench shower over, wash handbasin, mixer tap and tiled splashback, dual flush hidden cistern wc, chrome towel rail, part tiled walls and wood grain effect laminate flooring and electric extractor fan.

**BEDROOM 3 - 3.4m x 3.2m (11'2" x 10'6")**

Radiator.

**BEDROOM 4 - 3.05m (10') x 2.7m (8'10") into wardrobes**

Radiator and built-in fitted wardrobes.

**FAMILY BATHROOM** - Fitted with a white three piece suite with panel bath with mixer tap and shower attachment, wash handbasin with mixer tap, dual flush hidden cistern wc, chrome towel rail, part tiled walls and wood grain effect laminate flooring.

**EXTERNAL** - To the front there is double width Herringbone block paved driveway leading up to the integrated GARAGE with roller door, power supply and light. Side gate access leading to the rear garden which has a flagged stone patio area, grass lawn area, raised further tiered garden which is ready for lawn. Outside tap.

**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**COUNCIL TAX BAND:** - E

**AGENTS REF:** - MH/GD/BIL240514/14012025

**Council Tax Band:** E      **Tenure:** Freehold

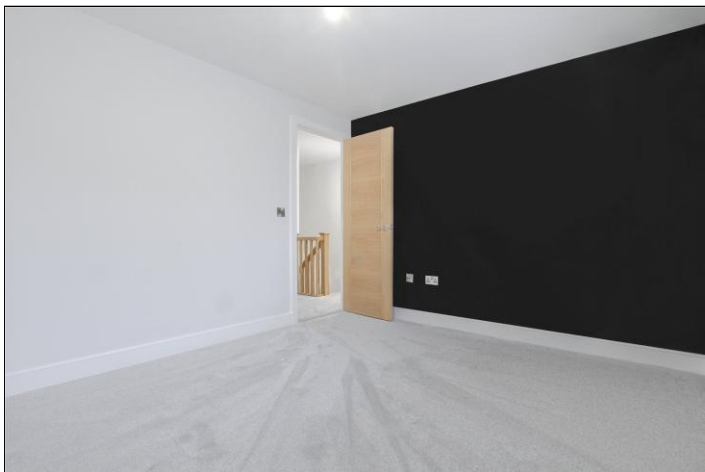
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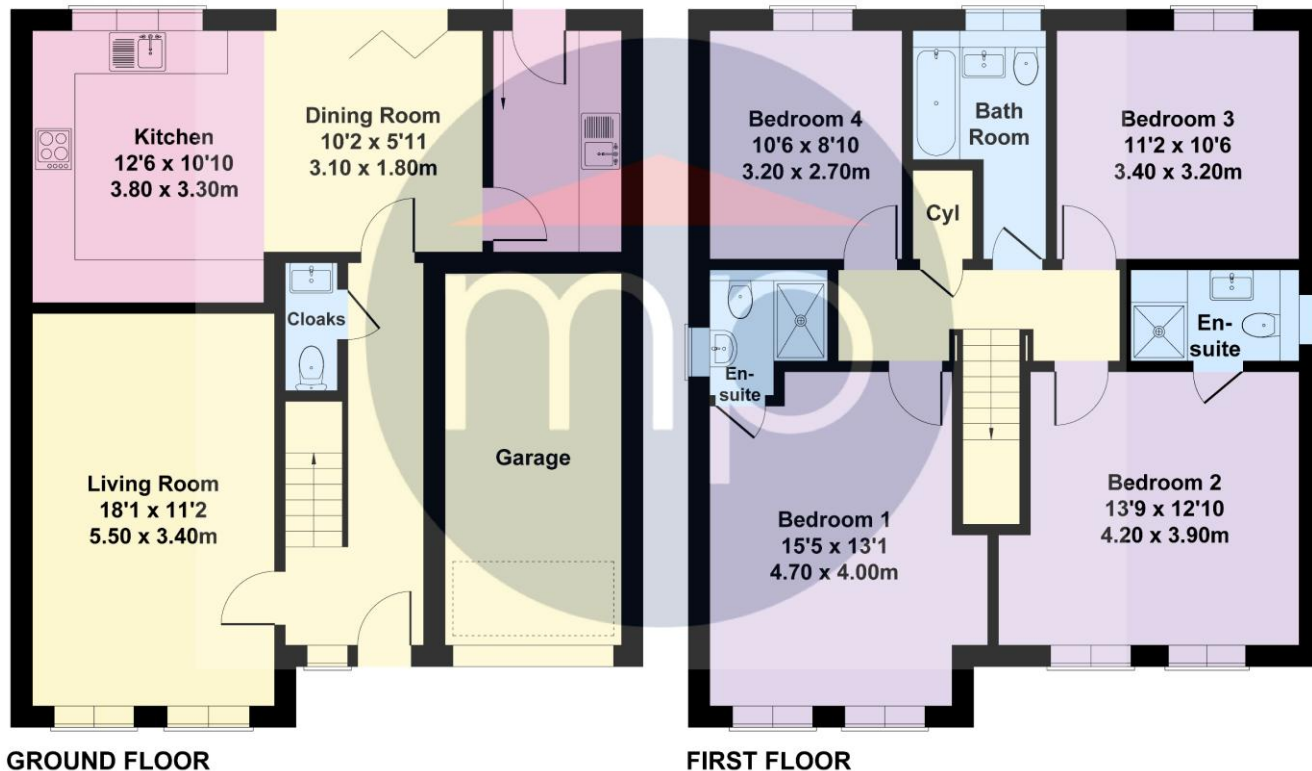
## RUSSELL CLOSE, TS21 3FA



## Russel Close

Approximate Gross Internal Area  
1593 sq ft - 148 sq m

Utility  
10'2 x 5'11  
3.10 x 1.80m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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