

# 2461 Sedgefield Drive Chapel Hill Home For Sale

Welcome Home!

## PROPERTY DETAILS



**Listing Price:** **\$340,000**

**Listing Address:** 2461 Sedgefield Drive  
Chapel Hill NC 27514

**Bedrooms:** 4

**Full Baths:** 3

**Partial Baths:** 1

**SQ FT:** 2930

**Lot Size:** 0.36 Acres

**Style:** Colonial, Traditional

**Heat Source:** Gas

**QR Code:**

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## PROPERTY DESCRIPTION

[www.2461SedgefieldDrive.com](http://www.2461SedgefieldDrive.com)

### Charming Home with Easy Access to Booker Creek Greenway!

- \* *Gorgeous Landscaped Curb Appeal*
- \* *Wonderful Bright Foyer with Bluestone Slate Flooring*
- \* *Gleaming Hardwood Floors*
- \* *Ample Windows that Allow for Loads of Natural Sunlight to Embrace Each Room*
- \* *Warming Fireplace Great for Enjoying on Cold Nights*
- \* *Darling Kitchen and Cheerful Breakfast Nook*
- \* *Expansive Deck Perfect for Outdoor Entertaining!*

*Fall in love at first site with this darling two-story traditional on lovely lot with perennials, hardwoods and garden space.*

*An open roomy foyer with custom bluestone slate flooring and detailed moldings welcomes you in with delight. The large formal living room with gleaming hardwood floors, large windows that allow the natural sunlight to embrace every corner coupled with gorgeous moldings provides a wonderful area for enchanting conversation with guest making this room very special.*

*A family room that might as well be called a sunroom boasts lovely hardwood floors, loads of windows, built in*

shelving/cabinets and a warming wood burning fireplace with raised hearth encased in rich colored brick. This room is welcoming at all times of the day!

Dinner parties of all kind are a cinch in the elegant formal dining room which features hardwood floors and glowing natural sunlight that bounces delightfully through out the room. Adjacent to the dining room is a charming cute kitchen that is perfect for the at home chef while the breakfast nook is cheerfully bright and inviting with a large window with grand views to the outdoors.

The main floor is also a host to a wonderful and convenient laundry room which lies adjacent to the breakfast room, bonus room, and den. Direct access to the backyard can be achieved from here as well.

Space will never be an issue here! Enjoy the main floor bonus room complete with its own private bath with direct access to the backyard. This room is ideal for in-laws or would make a fantastic office/work room.

Call it a night in the classy master bedroom with walk-in closet, cooling ceiling fan and private bathroom. The second bedroom is fit for your most beloved guest, with sitting room attached, it is so inviting they may never want to leave.

Soak up the sun, relax or entertain on the large wood deck overlooking the lush yard with mature trees. Hosting parties here will truly be a blast!

#### CONTACT INFORMATION



**Masha Halpern & The Smart Move Team**  
**Keller Williams Realty**  
**thesmartmoveteam.com**  
1516 E. Franklin Street  
Chapel Hill NC 27514  
Direct 919-414-0337  
919-951-1880  
Masha@MashaHalpern.com



#### **Equal Housing Opportunity**

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