



Cordwainer Grove, Sedgfield, TS21 2JY
4 Bed - House - Detached
£450,000

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Constructed by Storey Homes in 2019; it is with pleasure that we offer to the market this spectacular 'Salisbury' style four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Cordwainer Grove, Sedgfield. This stunning home is finished off to a high standard & boasts well proportioned rooms throughout. Having spectacular access to all of the local amenities that Sedgfield 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 beautiful home would be the ideal purchase for buyers seeking that 'move-in ready residence' which offers more than ample space for the larger family & briefly comprises: welcoming entrance hallway with vaulted style ceiling, stairs to the first floor & ground floor cloaks/wc, an attractive lounge with feature wood burner & window to front elevation, tremendous sized kitchen/diner/family room (measuring 33ft approximately) with a range of fitted wall & base units, integrated appliances & bi-fold doors to rear elevation & a separate utility room with access into the garage. The first floor landing boasts four double bedrooms; the master bedroom (measuring 17ft approximately) boasts fitted wardrobes & gives access to an en-suite shower room & the fourth bedroom also has its own en-suite shower room & a beautiful family bathroom with modern four piece suite. Externally, this lovely home enjoys a superb sized, South-facing, enclosed garden to the rear which boasts lawned & patio areas; whilst to the front, the excellent sized driveway leads to a double garage. Only via thorough internal inspection can the style, standard, quality, layout & size of this stunning, executive dwelling be fully appreciated.

EPC Rating: B
Council Tax Band: F

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

16'9" x 13'4" (5.11 x 4.06)

KITCHEN / DINING AREA / FAMILY ROOM

33'11" x 11'10" (10.34 x 3.61)

UTILITY ROOM

9'11" x 5'5" (3.02 x 1.65)

FIRST FLOOR LANDING

MASTER BEDROOM

17'1" x 11'5" (5.21 x 3.48)

EN-SUITE

6'8" x 6'4" (2.03 x 1.93)

BEDROOM TWO

13'2" x 10'5" (4.01 x 3.18)

BEDROOM THREE

13'2" x 9'7" (4.01 x 2.92)

BEDROOM FOUR

10'11" x 9'11" (3.33 x 3.02)

EN-SUITE

6'8" x 6'8" (2.03 x 2.03)

FAMILY BATHROOM

9'6" x 7'2" (2.90 x 2.18)

EXTERNALLY

DOUBLE GARAGE

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 1000 Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

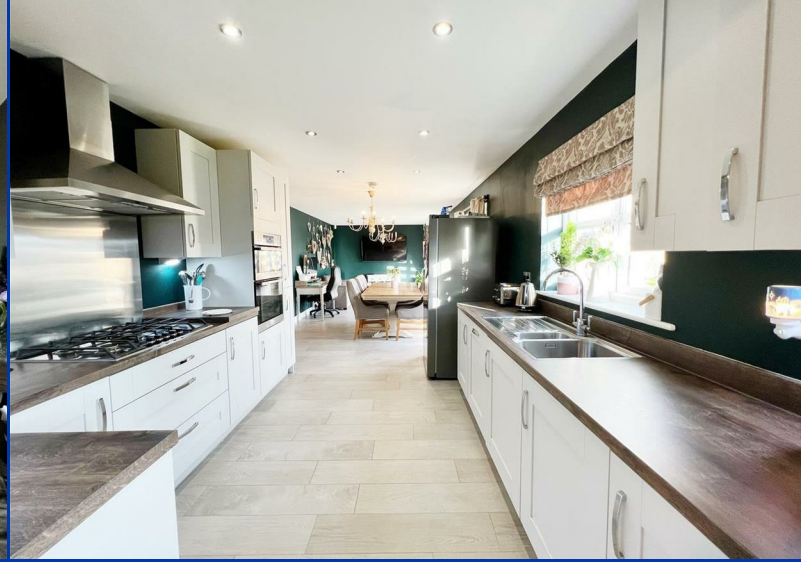
Council Tax: Durham County Council, Band E - Approx.

£2942.01

p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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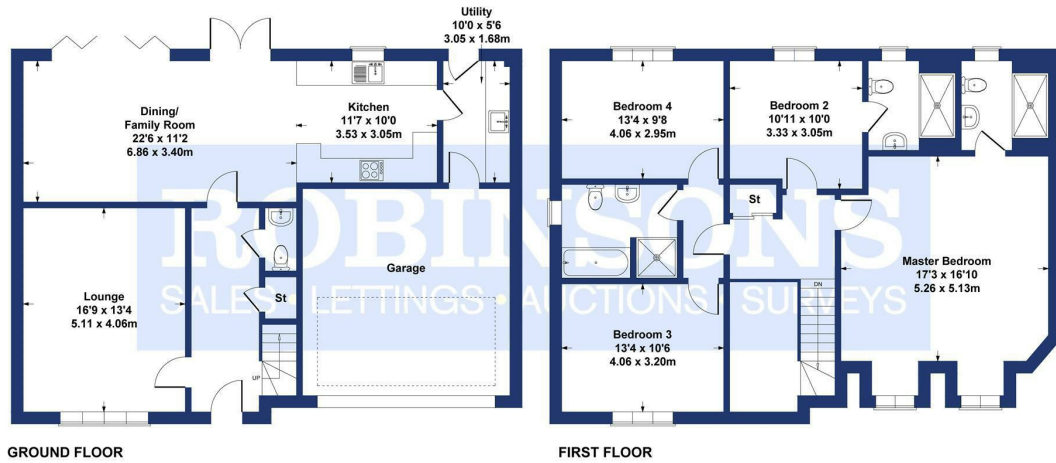
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cordwainer Grove, Sedgfield, TS21 2JY

Approximate Gross Internal Area
2226 sq ft - 207 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. 2022

Energy Efficiency Rating	
Current	Potential
85	93

Environmental Impact (CO ₂) Rating	
Current	Potential

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

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