



The Meadows, Sedgfield, TS21 2DP
3 Bed - House - Detached
Offers Over £250,000

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Positioned pleasantly within the heart of Sedgefield, we are thrilled to offer to the market with no onward chain, this impressive three bedroom detached house on The Meadows. This well proportioned residence has been a loving family home for many years & whilst it does require some internal modernisation; is the perfect purchase for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities the highly sought after village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits further from gas central heating & double glazing throughout. Oozing potential, this well maintained property briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to first floor & useful ground floor cloaks/wc, a spectacular open-plan lounge/dining area (measuring 21ft approximately) with window to front elevation & further access through to a rear conservatory, breakfasting/kitchen with a range of fitted wall & base units & separate utility. The first floor landing boasts three bedrooms (two of which are double) & a re-fitted shower room. Externally, this lovely home occupies an excellent plot with an enclosed garden to the rear, whilst the front is open aspect with additional gardens & driveway with access through to a 16ft (approximately) single garage. We highly encourage through internal inspection in order to fully appreciate the style, space, layout, location & potential of this family home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE PORCH**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC**

OPEN-PLAN LOUNGE/DINING AREA
21'10 x 16'10 (6.65m x 5.13m)

CONSERVATORY
14'3 x 8'5 (4.34m x 2.57m)

BREAKFASTING KITCHEN
11'8 x 9'11 (3.56m x 3.02m)

SEPARATE UTILITY ROOM
8'11 x 7'9 (2.72m x 2.36m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'1 x 10'9 (4.60m x 3.28m)

BEDROOM TWO
15'1 x 8'3 (4.60m x 2.51m)

BEDROOM THREE
9'0 x 7'5 (2.74m x 2.26m)

SHOWER ROOM
8'10 x 5'5 (2.69m x 1.65m)

EXTERNALLY

SINGLE GARAGE
16'7 x 9'3 (5.05m x 2.82m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

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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@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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