



St. Edmunds Green, Sedgfield, TS21 3HT
4 Bed - House - Detached
£395,000

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Occupying a spectacular plot with parking for several vehicles; we are thrilled to offer to the market this stunning detached family home with four bedrooms (three of which are double) pleasantly situated in a cul-de-sac position within the highly sought after location of St Edmunds Green, Sedgfield. This impressive property boasts more than ample space for the growing family, boasting a 26ft (approximately) lounge & an equally as spacious extension to the rear elevation (which is currently used as a garden/family room). Having easy access to all of the immediate amenities offered in & around the desirable village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, the spectacular sized lounge with bay window to front elevation, a stunning re-fitted kitchen with a range of fitted wall & base units & further access to the sensational 26ft (approximately) garden/family room which overlooks the rear garden. The first floor landing boasts four bedrooms (the master bedroom having an en-suite shower room) & a lovely family bathroom. Externally, the property enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn with decking area whilst to the rear, there is a spacious driveway (with parking for upto six vehicles) which gives access to the single garage. We thoroughly recommend thorough internal inspection in order to fully appreciate the style, size, space & layout of this remarkable family residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
26'1 x 11'5 (7.95m x 3.48m)

RE-FITTED KITCHEN
16'0 x 9'6 (4.88m x 2.90m)

GARDEN ROOM/DINING AREA
26'7 x 15'7 (8.10m x 4.75m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'0 x 11'7 (4.27m x 3.53m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
14'7 x 9'5 (4.45m x 2.87m)

BEDROOM THREE
10'3 x 9'4 (3.12m x 2.84m)

BEDROOM FOUR
9'9 x 8'7 (2.97m x 2.62m)

FAMILY BATHROOM
7'8 x 6'0 (2.34m x 1.83m)

EXTERNALLY

SINGLE GARAGE
17'1 x 8'6 (5.21m x 2.59m)



OUR SERVICES

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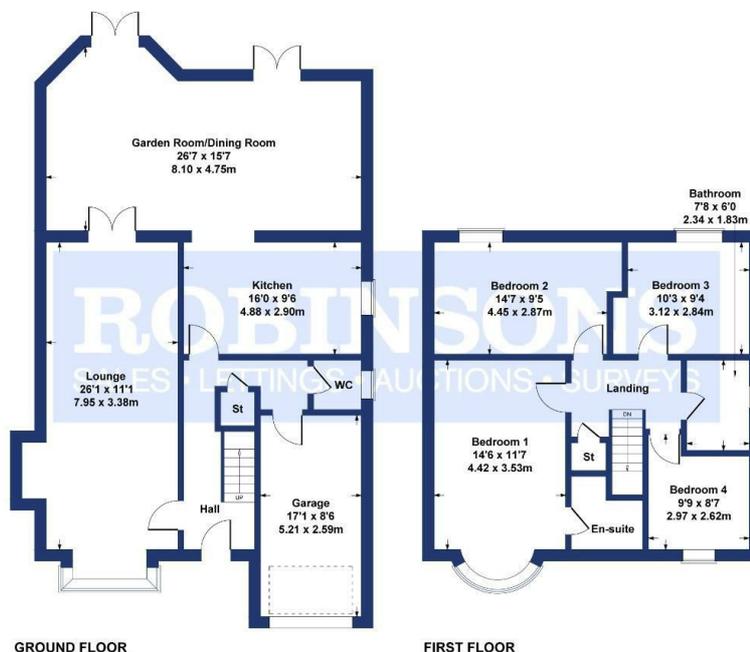
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgfield, TS21 3HT

Approximate Gross Internal Area
1860 sq ft - 173 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		67	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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