



The Meadows, Sedgfield, TS21 2DJ
4 Bed - House - Detached
Offers Over £399,950

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Presented to the market with a touch of class & sophistication; we are thrilled to offer for sale this exquisite detached house with four bedrooms & additional study/playroom positioned beautifully within the highly desirable location of The Meadows, Sedgefield. This exceptionally well presented property has been a loving home for many years, has undergone vast improvements in recent years which include an extension to the rear elevation (which incorporates a 23ft x 18ft approx) re-fitted kitchen/diner/family room, re-fitted family bathroom & en-suite shower room, making this the dream purchase for families seeking that 'move-in ready' home. Having easy access to all of the immediate amenities which Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler, double glazing throughout & under floor heating to several rooms. In brief, this stunning family dwelling comprises: Double doors through to a welcoming entrance hallway with stairs to the first floor, lovely lounge with window to front elevation, the outstanding open-plan kitchen/diner/family room with a range of fitted wall & base units with 'Quartz' worktops, integrated appliances & bi-fold doors to the rear garden, utility room/wc & a useful study/playroom. The first floor landing boasts four bedrooms (three of which are double) with the master bedroom hosting its own en-suite shower room & a good sized family bathroom with modern four piece suite. Externally, the property enjoys a lovely East-facing rear garden which is largely laid to lawn whilst the front is open aspect with dropped kerb leading to a double resin driveway with ample vehicle parking & single garage with electric door & EV charging point. We highly recommend thorough internal inspection in order to fully appreciate this tremendous home for sale.

FREEHOLD
EPC Rating: TBC
Council Band: D

ENTRANCE HALLWAY

LOUNGE
14'2 x 11'9 (4.32m x 3.58m)

KITCHEN / DINER / FAMILY ROOM
23'2 x 18'2 (7.06m x 5.54m)

UTILITY ROOM
9'6 x 8'4 (2.90m x 2.54m)

GROUND FLOOR CLOAKS / WC

SEPARATE STUDY / PLAYROOM
7'5 x 7'5 (2.26m x 2.26m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'9 x 10'10 (3.58m x 3.30m)

EN-SUITE SHOWER ROOM
8'10 x 5'4 (2.69m x 1.63m)

BEDROOM TWO
12'2 x 11'0 (3.71m x 3.35m)

BEDROOM THREE
13'2 x 7'6 (4.01m x 2.29m)

BEDROOM FOUR
8'11 x 8'3 (2.72m x 2.51m)

FAMILY BATHROOM

EXTERNALLY
SINGLE GARAGE
15'10 x 8'5 (4.83m x 2.57m)



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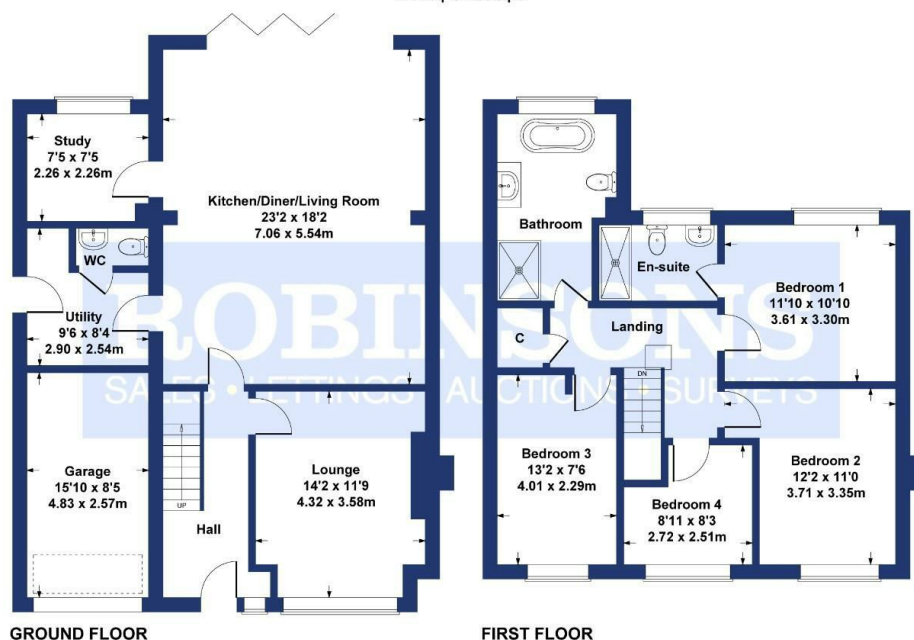
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Meadows, Sedgefield, TS21 2DJ

Approximate Gross Internal Area
1712 sq ft - 159 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 (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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