



Russell Close, Sedgfield, TS21 3FA  
4 Bed - House - Detached  
O.I.R.O £343,000

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Designed & constructed by Tolent Homes in 2021; it is with pleasure that we offer to the market this beautiful four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Russell Close, Hardwick Grange in Sedgfield. This stunning home is finished off to a high standard & boasts several upgrades such as a 2024 re-fitted kitchen/dining area, re-fitted en-suite shower room to master bedroom, re-fitted wardrobes to the two larger bedrooms, re-fitted internal & front doors & a re-fitted electric garage door. Having easy 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 leading into Durham City, Teesside & Newcastle & benefits further from gas central heating & double glazing. This tastefully decorated residence would be the perfect purchase for the modern family & briefly comprises: Welcoming entrance hallway with ground floor cloaks/wc, spacious lounge with window to front elevation, a 20ft (approximately) kitchen/dining area with a range of high spec fitted wall & base units with integrated appliances, bi-fold doors to rear & further access to a useful utility room. The first floor landing boasts four bedrooms (the two larger bedrooms having an en-suite facilities) & a stylish family bathroom with modern three piece suite. Externally, there is a good sized enclosed, garden to the rear (which has also undergone recent works), whilst the front enjoys a spacious driveway leading to an integrated single garage. Only via thorough internal inspection can the style, size, space & layout of this exquisite, upgraded family residence be fully appreciated.

FREEHOLD  
EPC Rating: B  
Council Tax Band: D

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
17'8 x 11'1 (5.38m x 3.38m)

**KITCHEN / DINING AREA**  
20'7 x 12'4 (6.27m x 3.76m)

**UTILITY ROOM**  
10'2 x 5'8 (3.10m x 1.73m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'7 x 12'5 (4.14m x 3.78m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
15'4 x 11'11 (4.67m x 3.63m)

#### **EN-SUITE SHOWER ROOM**

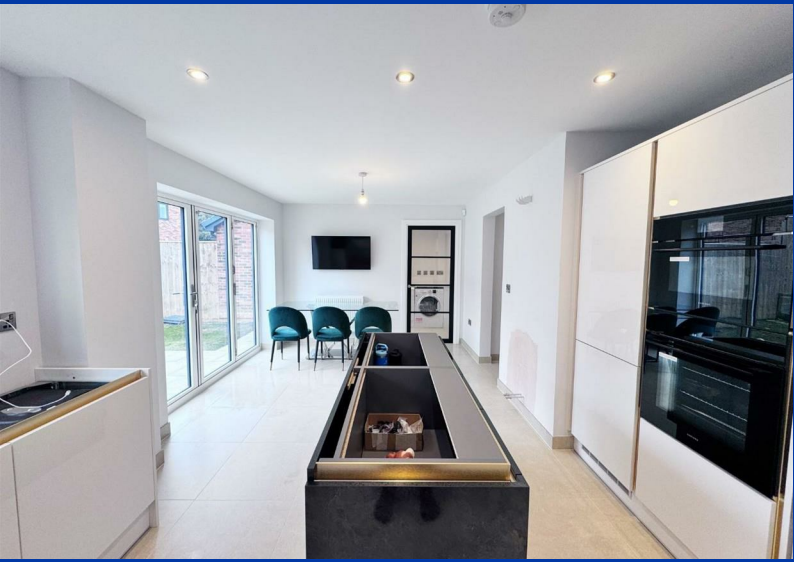
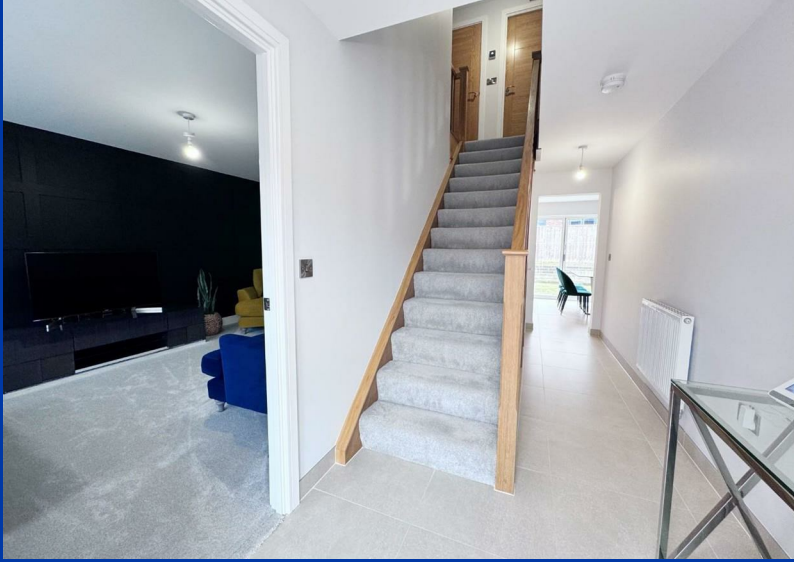
**BEDROOM THREE**  
10'9 x 10'4 (3.28m x 3.15m)

**BEDROOM FOUR**  
10'4 x 6'9 (3.15m x 2.06m)

#### **FAMILY BATHROOM**

#### **EXTERNAL**

#### **SINGLE GARAGE**

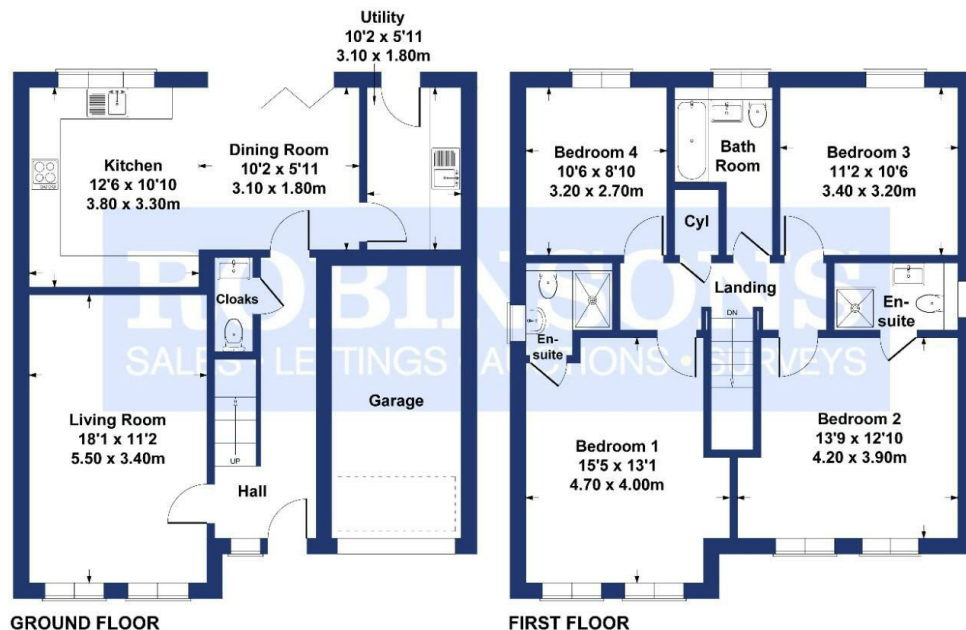


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## Russell Close, Sedgfield, TS21 3FA

Approximate Gross Internal Area  
1593 sq ft - 148 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating	Current	Potential
105-120 kWh/m <sup>2</sup> /year A		
81-104 kWh/m <sup>2</sup> /year B		
66-80 kWh/m <sup>2</sup> /year C		
55-65 kWh/m <sup>2</sup> /year D		
45-54 kWh/m <sup>2</sup> /year E		
35-44 kWh/m <sup>2</sup> /year F		
25-34 kWh/m <sup>2</sup> /year G		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
105-120 g/kWh A		
81-104 g/kWh B		
66-80 g/kWh C		
55-65 g/kWh D		
45-54 g/kWh E		
35-44 g/kWh F		
25-34 g/kWh G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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