



The Lane, Sedgefield, TS21 3BB
5 Bed - House - Semi-Detached
£295,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned within the hear of Sedgefield; we are delighted to offer to the market this sensational semi detached house with five bedrooms on The Lane. Presented to an exceptionally high standard throughout, this deceptively spacious property is the perfect purchase for the larger family seeking that 'move-in ready' residence. Boasting the charm & authenticity of its original 1930's construction, this exquisite home boasts many upgrades which include an outstanding breakfasting kitchen (measuring 16ft x 13ft approximately) & a sun room to rear. Having easy access to all of the local amenities the desirable village of 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. Oozing style & sophistication, this tastefully decorated home briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & further access to a useful ground floor cloaks/wc, spacious lounge with beautiful bay window to front elevation, dining room with access to a sun room which has bi-fold doors to the rear garden & the remarkable breakfasting kitchen with central island unit & a range of fitted wall & base units. The first floor landing boasts four good sized bedrooms & the stunning family bathroom with modern four piece suite. Stairs from the landing lead to a 16ft x 14ft (approximately) fifth bedroom/loft space. Externally, the property enjoys an enclosed garden to rear whilst an additional garden is positioned to the front, with a driveway providing ample vehicle parking leading to a 20ft (approximately) single garage. This property is certain to impress & we thoroughly recommend full internal viewing in order to appreciate its size, style, calibre & space.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

16'2 x 13'7 (4.93m x 4.14m)

DINING ROOM

13'4 x 12'0 (4.06m x 3.66m)

BREAKFASTING KITCHEN

16'0 x 13'0 (4.88m x 3.96m)

SUN ROOM

9'6 x 6'10 (2.90m x 2.08m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'7 x 11'6 (5.05m x 3.51m)

BEDROOM TWO

16'0 x 8'7 (4.88m x 2.62m)

BEDROOM THREE

11'6 x 8'0 (3.51m x 2.44m)

BEDROOM FOUR

7'7 x 7'5 (2.31m x 2.26m)

FAMILY BATHROOM

9'4 x 7'4 (2.84m x 2.24m)

SECOND FLOOR:

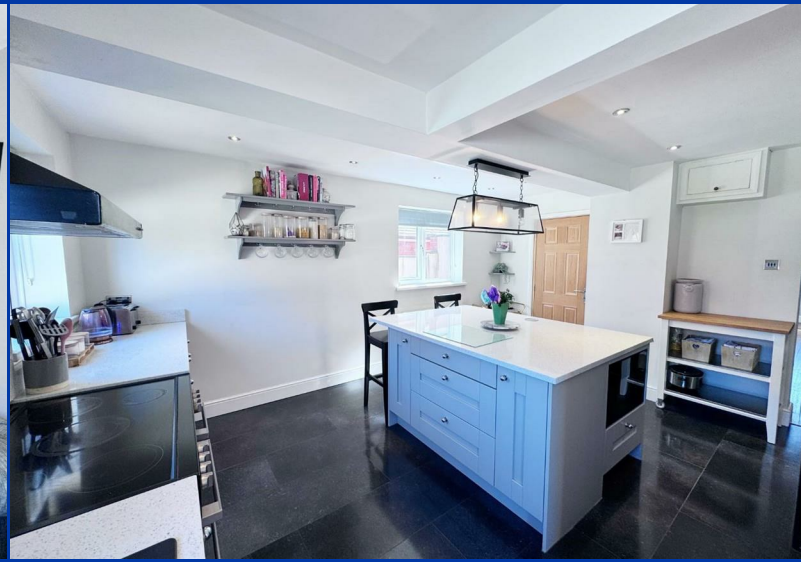
LOFT SPACE / BEDROOM FIVE

14'7 x 16'0 (4.45m x 4.88m)

EXTERNALLY

SINGLE GARAGE

20'5 x 8'9 (6.22m x 2.67m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Lane, Sedgefield, TS21 3BB

Approximate Gross Internal Area
2039 sq ft - 189 sq m



GROUND FLOOR

FIRST FLOOR

LOFT

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(31-44)	F		
(1-30)	G		
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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(31-44)	F		
(1-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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@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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk