



Cunningham Court, Sedgfield, TS21 3BP
3 Bed - House - Detached
£260,000

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It is with pleasure that we offer to the market with no onward chain; this deceptively spacious detached family house with three bedrooms on Cunningham Court, within the highly sought after location of Sedgfield. Boasting en-suite & family bathrooms to the first floor, this is the ideal purchase for the growing family. Having easy access to all of the local amenities the desirable village of Sedgfield 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 & double glazing throughout. In brief, this tastefully decorated residence comprises: Welcoming entrance hallway, spacious lounge (measuring 16ft approximately) with window to front elevation, inner lobby with stairs to the first floor, an open-plan kitchen/dining area with a range of fitted wall & base units & patio doors to the rear garden, separate utility room & further access to a useful ground floor cloaks/wc. The first floor landing boasts three double bedrooms (the master bedroom having en-suite facilities) & an impressive family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn whilst the front is open aspect & offers driveway parking which leads to an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, standard & layout of this well proportioned family residence for sale.

FAMILY BATHROOM

7'8 x 6'5 (2.34m x 1.96m)

EXTERNALLY**SINGLE GARAGE**

FREEHOLD

EPC Rating:

Council Tax Band: D

ENTRANCE LOBBY**LOUNGE**

16'0 x 11'2 (4.88m x 3.40m)

KITCHEN / DINING AREA

15'2 x 9'4 (4.62m x 2.84m)

UTILITY ROOM

6'10 x 5'4 (2.08m x 1.63m)

GROUND FLOOR CLOAKS / WC**FIRST FLOOR LANDING****MASTER BEDROOM**

13'9 x 9'7 (4.19m x 2.92m)

EN-SUITE SHOWER ROOM**BEDROOM TWO**

11'0 x 9'3 (3.35m x 2.82m)

BEDROOM THREE

9'6 x 9'3 (2.90m x 2.82m)



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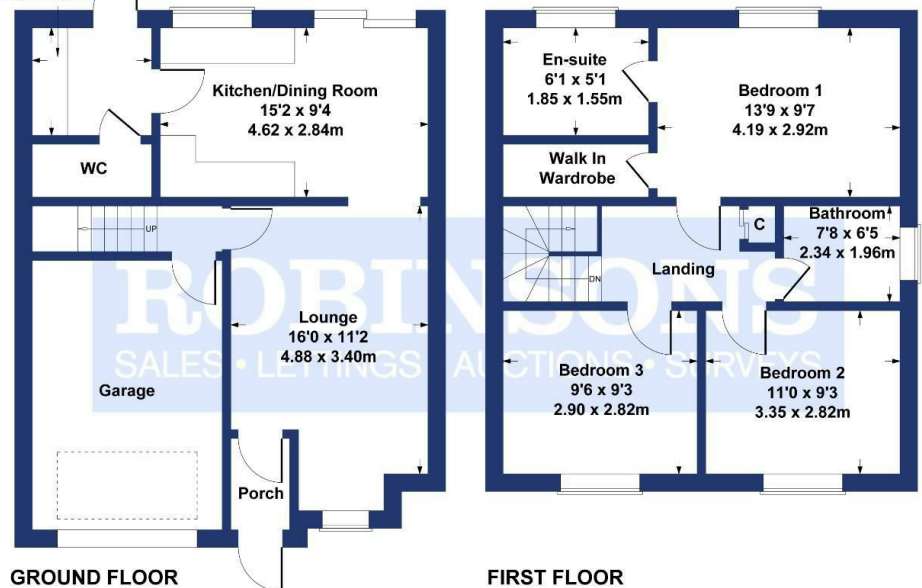
Strategic Marketing Plan

Dedicated Property Manager

Cunningham Court, Sedgefield, TS21 3BP

Utility Room
6'10 x 5'4
2.08 x 1.63m

Approximate Gross Internal Area
1191 sq ft - 111 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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	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

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

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