



St. Edmunds Green, Sedgfield, TS21 3HT
4 Bed - House - Detached
£350,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within the exclusive development of St Edmunds Green, Sedgfield; we are delighted to offer to the market with no onward chain, this stunning four bedroom detached house. This exceptionally well presented property has been a loving home for many years, has been incredibly well cared for & has the added benefit of 2023 re-fitted double glazing. Having easy access to all of the immediate 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 via a combi boiler. Deceptively spacious, this tastefully decorated home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a stunning 17ft (approximately) lounge with bay window to front elevation, separate dining room with access to conservatory & a lovely breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts four bedrooms (with en-suite shower room to master bedroom) & a 2022 re-fitted shower room. Externally, this lovely home enjoys a spectacular, enclosed garden to the rear which is largely laid to lawn with a range of plant, tree & shrub borders whist to the front, there is an additional lawned area & a spacious driveway leading to a single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, standard, quality, space & layout of this well proportioned residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

17'1 x 11'3 (5.21m x 3.43m)

DINING ROOM

9'10 x 9'1 (3.00m x 2.77m)

CONSERVATORY

11'0 x 9'0 (3.35m x 2.74m)

BREAKFASTING KITCHEN

15'9 x 9'6 (4.80m x 2.90m)

FIRST FLOOR LANDING

MASTER BEDROOM

18'0 x 11'4 (5.49m x 3.45m)

EN-SUITE SHOWER ROOM

6'1 x 5'4 (1.85m x 1.63m)

BEDROOM TWO

14'6 x 9'3 (4.42m x 2.82m)

BEDROOM THREE

10'2 x 9'3 (3.10m x 2.82m)

BEDROOM FOUR

8'6 x 8'0 (2.59m x 2.44m)

RE-FITTED SHOWER ROOM

7'6 x 5'8 (2.29m x 1.73m)

EXTERNALLY

SINGLE GARAGE

17'11 x 8'6 (5.46m x 2.59m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

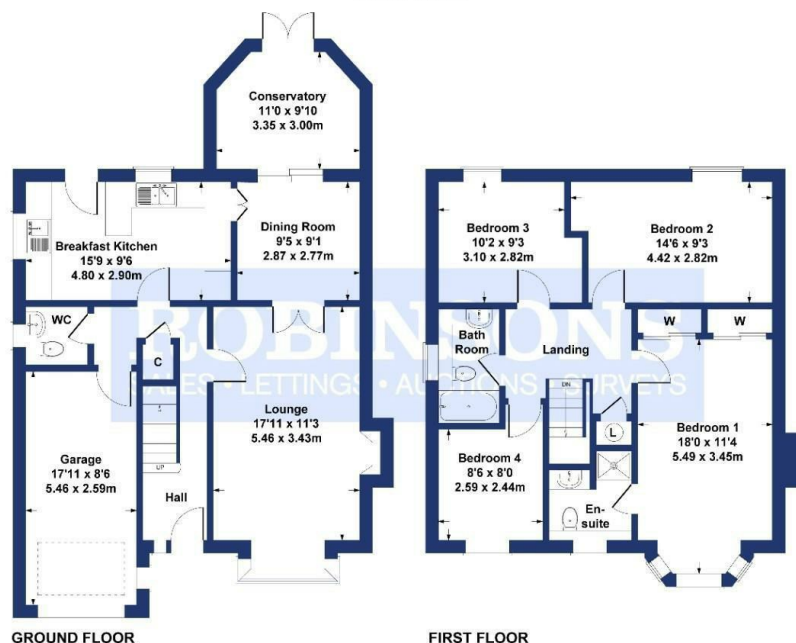
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgfield, TS21 3HT

Approximate Gross Internal Area
1583 sq ft - 147 sq m



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. 2024

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	

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

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.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, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgfield.co.uk

www.robinsonsestateagents.co.uk