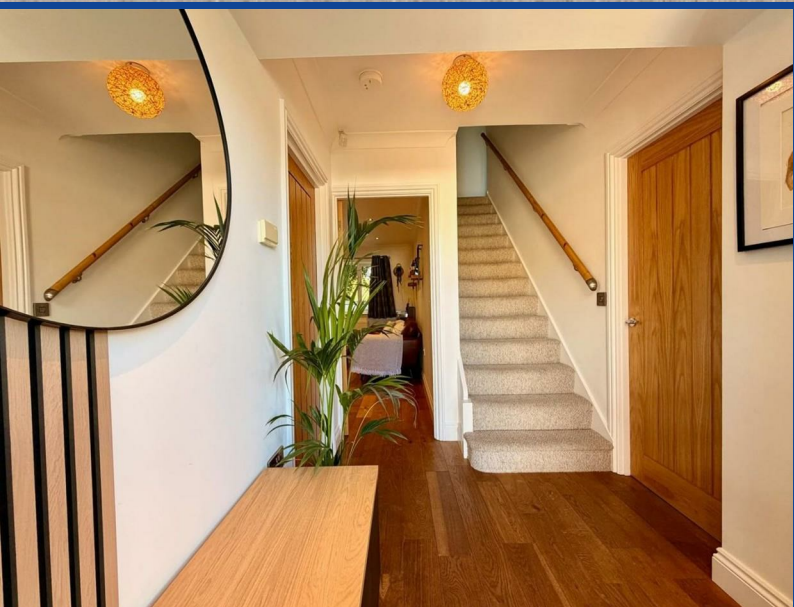




Mitford Court, Sedgfield, TS21 2JE
3 Bed - House - Semi-Detached
£199,950

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Presented to the market with a touch of style & sophistication; we are delighted to offer for sale this thoroughly upgraded & modernised semi detached house with three bedrooms pleasantly positioned within the highly sought after, family orientated location of Mitford Court, within the heart of the desirable village of Sedgfield. This immaculate property has been lovingly improved by its current owners, which include a 2023 re-fitted kitchen/dining area, 2021 re-fitted internal doors throughout, new wood flooring to the ground floor & is the perfect purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the local amenities Sedgfield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this deceptively spacious home also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this stunning property comprises: Welcoming entrance hallway with stairs to the first floor & internal access to the single garage, a beautiful lounge with window to front elevation & the spectacular re-fitted kitchen/dining area with a range of fitted wall & base units, integrated appliances, feature granite worktops & access to the rear garden. The first floor landing boasts three bedrooms (two of which are double) & a lovely family bathroom with modern four piece suite. Externally, the property enjoys a good sized, low maintenance, enclosed garden to the rear whilst the front is open aspect with a spacious driveway providing ample vehicle parking leading to a 15ft (approximately) single garage. We thoroughly encourage full internal inspection in order to fully appreciate the style, space, quality & standard of this exquisite property for sale.

EXTERNALLY**SINGLE GARAGE**

15'5 x 7'9 (4.70m x 2.36m)

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY**LOUNGE**

14'7 x 10'10 (4.45m x 3.30m)

2023 RE-FITTED KITCHEN / DINING AREA

20'2 x 11'5 (6.15m x 3.48m)

FIRST FLOOR LANDING**MASTER BEDROOM**

11'7 x 11'0 (3.53m x 3.35m)

BEDROOM TWO

11'0 x 8'3 (3.35m x 2.51m)

BEDROOM THREE

11'3 x 7'11 (3.43m x 2.41m)

FAMILY BATHROOM

11'2 x 7'10 (3.40m x 2.39m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mitford Court, Sedgfield, TS21 2JE

Approximate Gross Internal Area
1033 sq ft - 96 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			
105-91kWh/m² A			
91-81kWh/m² B			
81-69kWh/m² C			
69-55kWh/m² D			
55-48kWh/m² E			
48-39kWh/m² F			
39-31kWh/m² 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			
102-91kWh/m² A			
91-81kWh/m² B			
81-69kWh/m² C			
69-55kWh/m² D			
55-48kWh/m² E			
48-39kWh/m² F			
39-31kWh/m² G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.



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