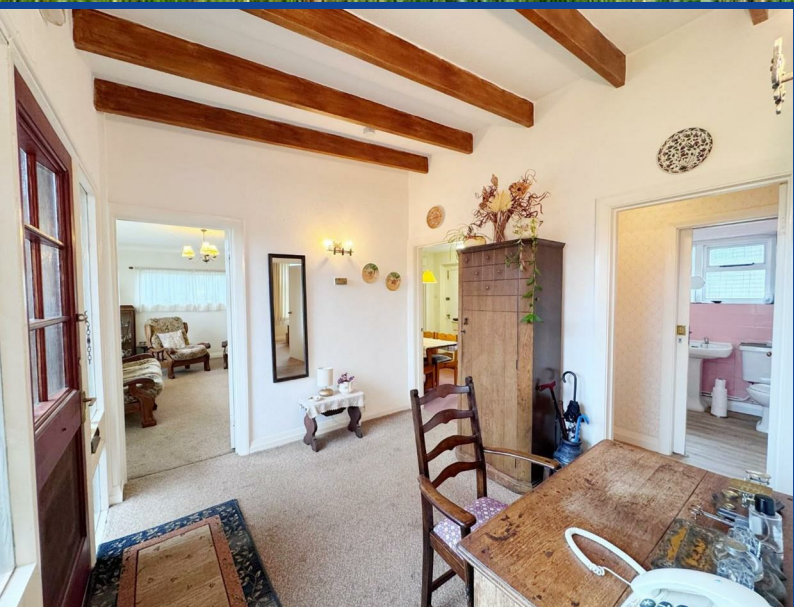




West Park Lane, Sedgfield, TS21 2BA
2 Bed - Bungalow - Detached
Offers Over £299,950

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Positioned beautifully on an elevated plot within the highly exclusive, West Park Lane area of the desirable village of Sedgefield, it is with pleasure that we offer to the market with no onward chain; this exceptionally well presented detached bungalow with two double bedrooms. 'Park Close' is a stunning residence which was constructed in 1960, has been a loving family residence for many years & whilst it does require some internal modernisation, is the dream purchase for clients seeking a home which they can really put their own stamp on. Occupying an impressive plot, the property boasts under floor heating, night storage heaters, part double glazing & a beautiful open fire. Having easy access to all of the immediate amenities Sedgefield itself has to offer, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this deceptively spacious home comprises: Welcoming entrance hallway, spacious lounge (measuring 16ft approximately) with window to front & side elevations, separate dining room, breakfasting kitchen with a range of fitted wall & base units & further access to a useful utility room, two double bedrooms & inner lobby leading to a family bathroom. Externally, the property enjoys well maintained gardens to the front, side & rear & the property benefits further from a detached garage (measuring 19ft approximately). This property has never before been on the open market & is an excellent opportunity for a new purchaser to acquire this impressive home within the heart of Sedgefield & we highly recommend through internal inspection in order to fully appreciate the style, layout & potential of this well proportioned bungalow for sale.

EXTERNALLY**DETACHED SINGLE GARAGE**

19'10 x 11'2 (6.05m x 3.40m)

FREEHOLD
EPC Rating: E
Council Tax Band: D

ENTRANCE HALLWAY**LOUNGE**

16'11 x 11'10 (5.16m x 3.61m)

SEPARATE DINING ROOM

11'1 x 9'6 (3.38m x 2.90m)

KITCHEN

12'3 x 9'5 (3.73m x 2.87m)

UTILITY ROOM

7'5 x 7'0 (2.26m x 2.13m)

MASTER BEDROOM

14'7 x 10'8 (4.45m x 3.25m)

BEDROOM TWO

12'8 x 10'8 (3.86m x 3.25m)

BATHROOM

6'7 x 5'9 (2.01m x 1.75m)



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Park Close, West Park Lane, Sedgfield, TS21 2BA

Approximate Gross Internal Area
1235 sq ft - 115 sq m



GARAGE

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		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G	41	
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		
(48-54)	E		
(35-47)	F		
(1-34)	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

SEDGFIELD

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.

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

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