



Farrier Close, Sedgfield, TS21 2JP
4 Bed - House - Detached
£385,000

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Constructed by Storey Homes in 2019; we are delighted to offer for sale with no onward chain, this stunning 'Boston' style four bedroom detached family residence situated pleasantly within this highly sought after development of executive properties on Farrier Close, Sedgefield. This beautiful home is presented to an excellent standard & boasts well proportioned rooms throughout. Having access to all of the local amenities offered within the village itself; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham City, Teesside & Newcastle & benefits further from gas central heating & double glazing. This immaculate property would be the ideal purchase for buyers seeking that 'move-in ready residence' which offers more than ample space for the family & briefly comprises: Welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, a lovely lounge with window to front elevation, tremendous sized kitchen/dining area (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & bi-fold doors to rear elevation & a separate utility room with access to rear & the single garage. The first floor landing boasts four double bedrooms; the master bedroom (measuring 15ft approximately) having fitted wardrobes & access to an en-suite shower room & a beautiful family bathroom with modern four piece suite. Externally, this lovely home enjoys an enclosed garden to the rear which is largely laid to lawn, whilst to the front, the excellent sized driveway provides ample vehicle parking & leads to a single garage. Only via thorough internal inspection can the quality, standard, style, layout & size of this stunning, executive dwelling be fully appreciated.

FREEHOLD
EPC Rating: B
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
19'8 x 10'11 (5.99m x 3.33m)

KITCHEN / DINING AREA
21'4 x 10'6 (6.50m x 3.20m)

UTILITY ROOM
10'6 x 5'4 (3.20m x 1.63m)

FIRST FLOOR LANDING

MASTER BEDROOM
18'1 x 11'0 (5.51m x 3.35m)

EN-SUITE SHOWER ROOM
7'2 x 7'1 (2.18m x 2.16m)

BEDROOM TWO
14'9 x 8'4 (4.50m x 2.54m)

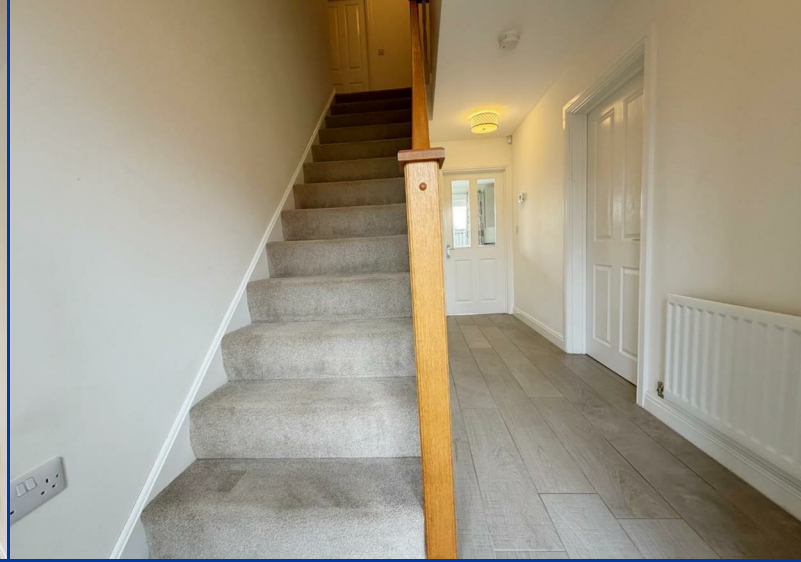
BEDROOM THREE
11'10 x 11'1 (3.61m x 3.38m)

BEDROOM FOUR
8'9 x 6'11 (2.67m x 2.11m)

FAMILY BATHROOM
12'0 x 7'8 (3.66m x 2.34m)

EXTERNALLY

SINGLE GARAGE
17'1 x 8'0 (5.21m x 2.44m)



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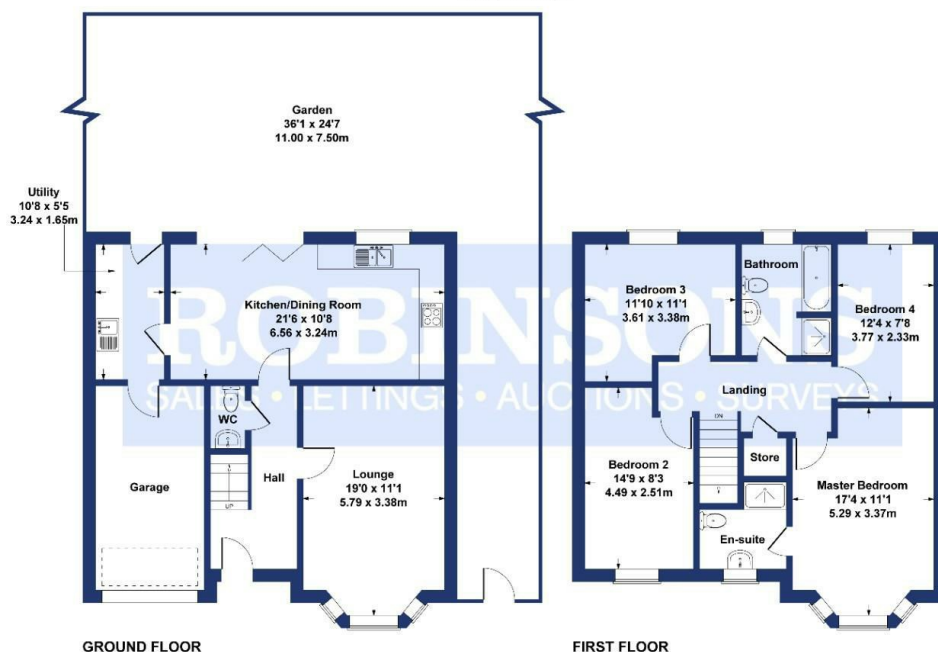
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Farrier Close, Sedgfield, TS21 2JP

Approximate Gross Internal Area
1475 sq ft - 137 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. 2025

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

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