



**The Orchard, Sedgefield, TS21 3AN**  
**3 Bed - House - Detached**  
**£299,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within a small cul-de-sac in the heart of Sedgefield; we are delighted to offer to the market this exceptionally well presented, extended detached house with three bedrooms on The Orchard. This deceptively spacious residence has been maintained to a superb standard throughout & boasts a stunning L-shaped extension incorporating the original garage & adding room to the rear with airy French doors & velux windows overlooking the extended rear garden. Having easy access to all of the immediate amenities offered within the beautiful village of Sedgefield itself & within excellent commuting distance to Durham City, Darlington & Teesside; this well proportioned home also benefits from gas central heating via a combi boiler, double glazing, solar panels & CCTV. In brief, the home itself comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor shower room/wc, a spectacular sized lounge (measuring 17ft approximately) with windows to both front & side elevations, a stunning breakfasting kitchen (measuring 17ft approximately) with a range of fitted wall & base units & further access through to the beautiful garden room. The first floor landing enjoys three good sized bedrooms & family bathroom with modern three piece suite. Externally, the enclosed garden area to the rear is much larger than the average plot within the estate itself, is largely laid to lawn with feature patio area & summer house. To the front, there is a resin driveway providing ample vehicle parking for several cars. We thoroughly encourage internal inspection in order to fully appreciate the style, size, layout & specification of this beautiful home for sale.

FREEHOLD

EPC Rating: D

Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR SHOWER ROOM / WC**

#### **LOUNGE**

17'9 x 10'6 (5.41m x 3.20m)

#### **KITCHEN**

17'9 x 8'4 (5.41m x 2.54m)

#### **GARDEN ROOM**

17'11 x 17'11 (5.46m x 5.46m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'4 x 9'3 (4.06m x 2.82m)

#### **BEDROOM TWO**

11'8 x 8'4 (3.56m x 2.54m)

#### **BEDROOM THREE**

10'6 x 7'10 (3.20m x 2.39m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**



# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## The Orchard, Sedgefield, TS21 3AN

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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@robinsonsccls.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@robinsonspennymoor.co.uk

## SEDGEFIELD

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.

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, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
www.robinsonsestateagents.co.uk