



Lorimer Close, Sedgfield, TS21 2BP
4 Bed - House - Detached
£345,000

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Designed & constructed by Taylor Wimpey; it is with pleasure that we offer to the market with no onward chain, this beautiful 'Downham' style four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Lorimer Close, Sedgefield. This exquisite property is presented to a 'show home' standard throughout, boasts upgraded family/en-suite bathrooms & cloaks/wc & is the perfect purchase for families seeking that 'move-in ready' residence. Having easy access to all of the local amenities that the desirable village of Sedgefield has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing. This tastefully decorated home briefly comprises: Welcoming entrance hallway with stairs to the first floor & useful ground floor cloaks/wc, an attractive lounge with bay window to front elevation, beautiful open-plan kitchen/dining area (measuring 26ft approximately) with a range of fitted wall & base units, integrated appliances & French doors to rear garden. The first floor landing boasts four excellent sized bedrooms (the master bedroom having en-suite facilities) & the upgraded family bathroom with modern three piece suite. Externally, this immaculate home enjoys a superb sized, enclosed, South-facing garden to the rear which is largely laid to lawn with additional garden area to the side; whilst to the front, a spacious driveway with ample vehicle parking leads to an integrated single garage. Only via thorough internal inspection can the style, standard, quality, layout & size of this stunning, executive dwelling be fully appreciated.

EPC Rating: B
Council Tax Band: E
Tenure: Freehold

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
17'7 x 9'11 (5.36m x 3.02m)

OPEN-PLAN KITCHEN/DINING AREA
26'0 x 9'3 (7.92m x 2.82m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'2 x 9'11 (4.32m x 3.02m)

EN-SUITE SHOWER ROOM
7'10 x 5'1 (2.39m x 1.55m)

BEDROOM TWO
11'6 x 10'9 (3.51m x 3.28m)

BEDROOM THREE
11'7 x 9'11 (3.53m x 3.02m)

BEDROOM FOUR
8'7 x 7'10 (2.62m x 2.39m)

FAMILY BATHROOM
8'2 x 6'9 (2.49m x 2.06m)

EXTERNALLY

SINGLE GARAGE



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgfield, TS21 2BP

Approximate Gross Internal Area

1440 sq ft - 134 sq m

En-suite

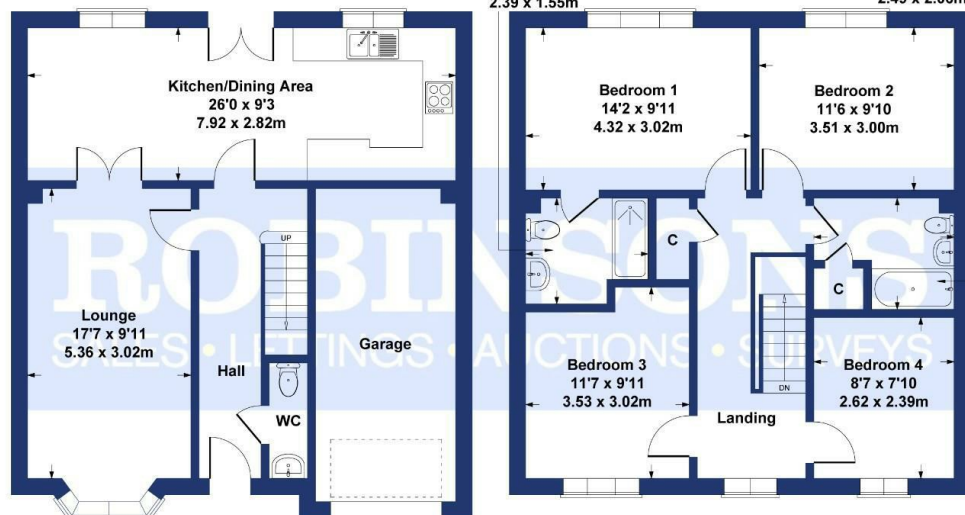
7'10 x 5'1

2.39 x 1.55m

Bathroom

8'2 x 6'9

2.49 x 2.06m



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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		84	94
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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

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

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