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35 STATION ROAD  
SEDFIELD | TS21 2BY

## 35 STATION ROAD SEDFIELD | TS21 2BY

Situated on the highly sought-after Station Road, this immaculate 1950s semi-detached home seamlessly blends classic charm with modern enhancements. Within walking distance to the village's amenities, the property has been thoughtfully extended to the rear and side, creating a stunning 25-foot-wide breakfasting family kitchen. This light-filled space features a vaulted ceiling with three large Velux windows, modern shaker-style units topped with black granite work surfaces, a built-in double oven, and an induction hob. French doors open directly onto the beautifully landscaped rear garden. Adjacent to the kitchen is a versatile dining and reception area, complete with a cozy log-burning fireplace—perfect for entertaining. Beyond the kitchen lies a practical utility room and a secondary kitchen, offering additional cooking facilities.

At the front of the property, a charming lounge boasts a walk-in bay window fitted with bespoke triple-glazed panes, preserving the original stained glass details. An inglenook fireplace adds to the room's character, and double doors lead to an additional reception area, providing flexible living options.

Upstairs, the master bedroom at the rear offers breath-taking views over open fields stretching towards Hardwick Park. Two further bedrooms—a generous double with a bay window and a comfortable single room—are situated at the front. A recently installed, modern fully tiled bathroom serves all bedrooms. Additionally, a converted loft room with Velux windows provides a versatile space suitable for a home office, playroom, or guest accommodation.

Externally, the property continues to impress. A lengthy driveway offers ample off-street parking, complemented by an established front garden. The mature rear garden is a true highlight, featuring a central lawn, a variety of perennials, a tranquil water feature, a pergola, and a patio area—ideal for outdoor relaxation. A gated access point leads directly to adjacent fields and scenic footpaths.











#### LOCATION:

Nestled in the heart of County Durham, the picturesque village of Sedgfield offers a perfect blend of countryside charm and everyday convenience. With a thriving community and a wealth of amenities right on your doorstep, it's no wonder Sedgfield is such a sought-after place to live.

The village boasts a fantastic range of local facilities including grocery shops, stylish boutiques, hairdressers, a post office, and a well-stocked supermarket – all within walking distance. Food lovers and socialites are spoiled for choice with a selection of excellent restaurants, cosy pubs, and welcoming cafés dotted around the village.

For commuters, the X21 express bus service provides direct and easy access north towards Durham, Gateshead and Newcastle, making Sedgfield ideal for those working in the city but craving village life.

Nature is never far away, with stunning walks available straight from your doorstep – including scenic routes through the nearby Hardwick Park. The village is also adjacent to the cricket ground and Sedgfield Racecourse, offering plenty of opportunities for outdoor and sporting enjoyment.

Known for its friendly atmosphere, Sedgfield is a vibrant and sociable place to call home, where community spirit thrives and there's always something happening.

#### AGENTS NOTES:-

- \* ALL MAIN SERVICES
- \* GAS FIRED CENTRAL HEATING VIA RADIATORS
- \* GAS POINT TO INGLENOOK IN FAMILY ROOM/SNUG
- \* BESPOKE TRIPLE GLAZING WITH ORIGINAL INNER STAINED GLASS
- \* CAVITY WALL INSULATED
- \* EXTERNAL POWER, WATER AND LIGHTING. LIGHTING TO GARDEN SHED.
- \* COUNCIL TAX BAND - D DURHAM
- \* FREEHOLD
- \* EER:-

#### VIEWINGS:-

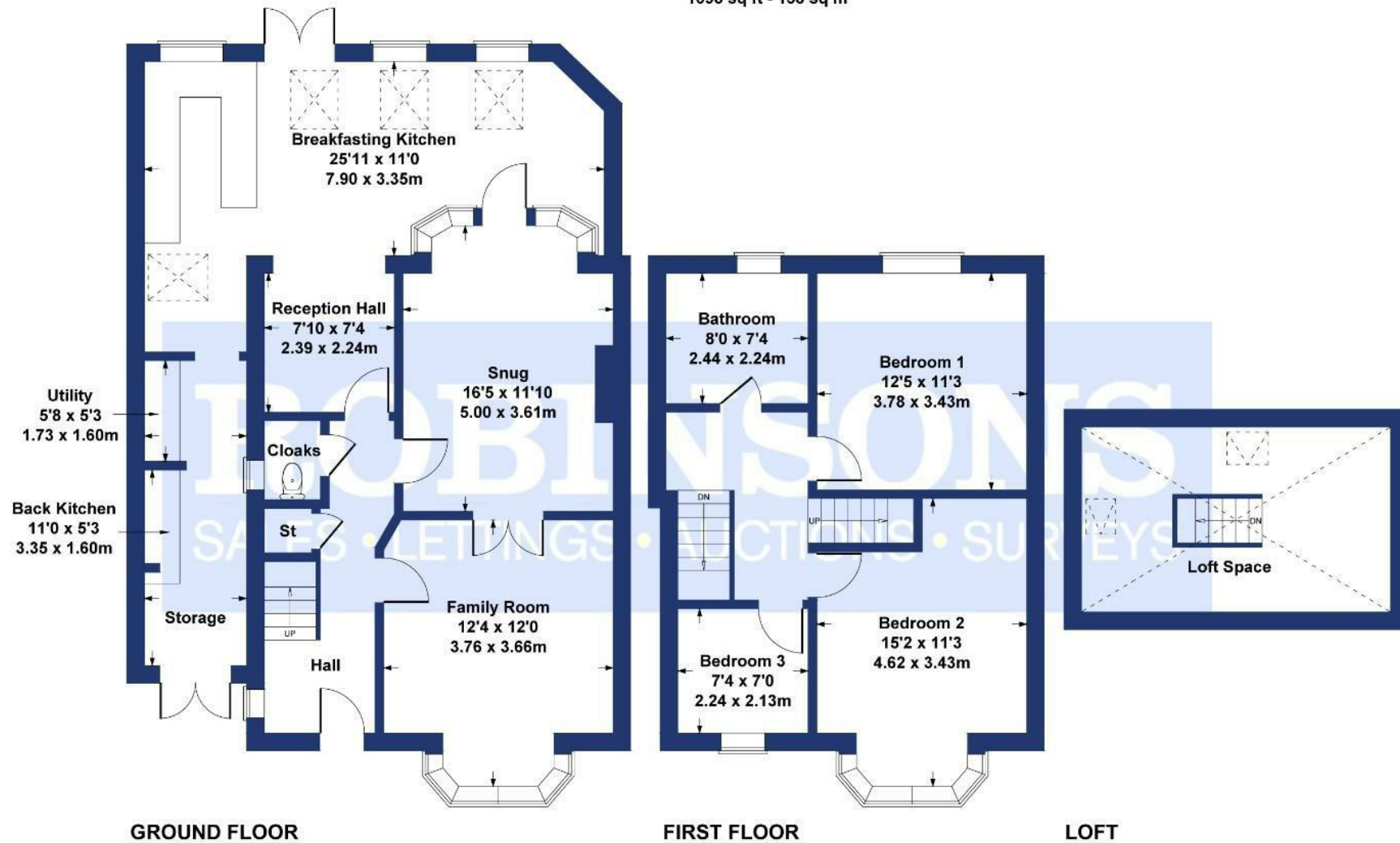
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# Station Road

Approximate Gross Internal Area  
1698 sq ft - 158 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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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