



**Cartwright Close, Sedgfield, TS21 2BQ**  
**4 Bed - House - Detached**  
**Offers Over £300,000**

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

Designed & constructed by Taylor Wimpey in 2021; it is with pleasure that we offer to the market this beautiful 'Midford' style four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Cartwright Close, Sedgefield. This stunning home is finished off to a high standard & boasts spacious rooms throughout. Having spectacular access to all of the local amenities that Sedgefield itself has to offer; this well proportioned property is also within commuting distance to all major road links & bus routes leading into Durham, Teesside & Newcastle & benefits further from gas central heating & double glazing. This tastefully decorated home would be the perfect purchase for buyers seeking that 'move-in ready residence' which offers ample living accommodation for the growing family & briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, lovely lounge with window to front elevation, excellent sized kitchen/dining area with a range of fitted wall & base units, integrated appliances, French doors to rear elevation & further access to a separate utility room. The first floor landing boasts four bedrooms (three of which are double) & a family bathroom; the master bedroom itself boasting fitted wardrobes & en-suite facilities. Externally, this lovely home enjoys a superb sized, enclosed South-facing garden to the rear, whilst to the front, the excellent sized driveway provides ample vehicle parking & leads to a detached single garage measuring 17ft approximately. Only via thorough internal inspection can the style, quality, layout & size of this stunning dwelling be fully appreciated.

FREEHOLD.  
EPC Rating: B  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
15'5 x 11'10 (4.70m x 3.61m)

**KITCHEN / DINING AREA**  
18'8 x 11'10 (5.69m x 3.61m)

#### **UTILITY ROOM**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'8 x 10'8 (3.56m x 3.25m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
11'7 x 9'2 (3.53m x 2.79m)

**BEDROOM THREE**  
10'7 x 9'2 (3.23m x 2.79m)

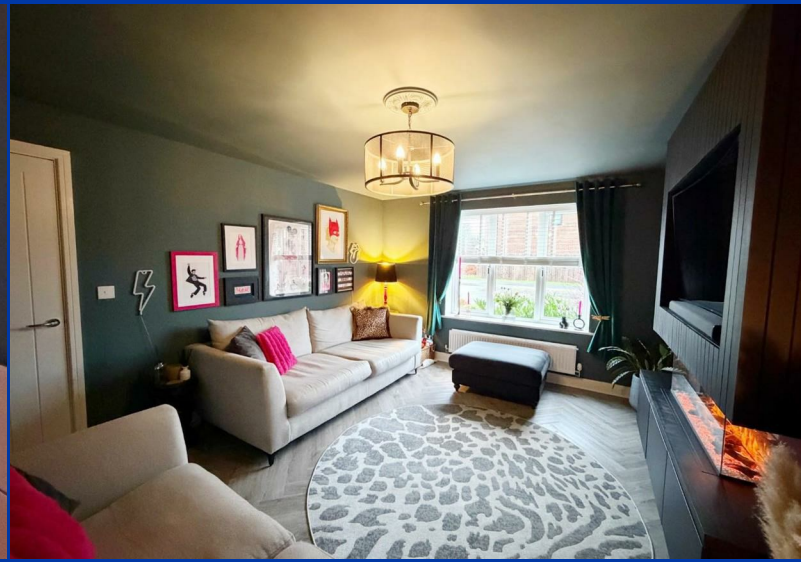
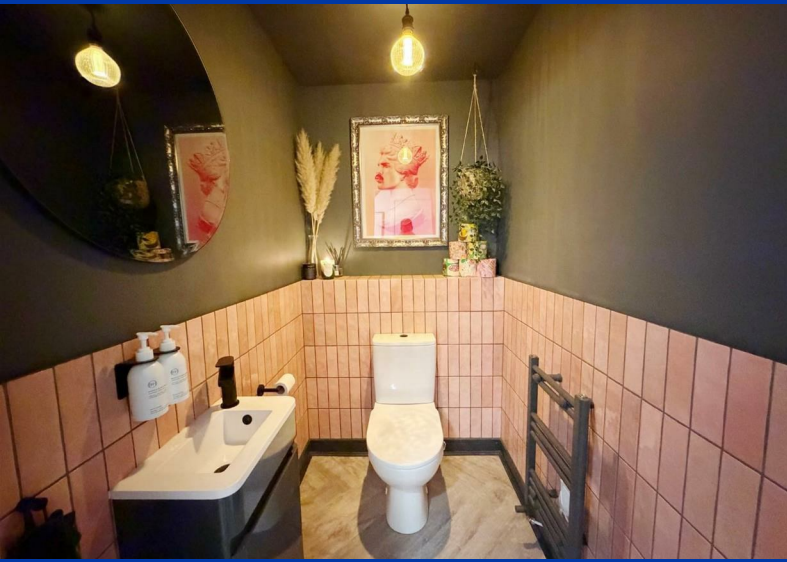
**BEDROOM FOUR**  
7'8 x 7'4 (2.34m x 2.24m)

**FAMILY BATHROOM**  
7'8 x 5'6 (2.34m x 1.68m)

#### **EXTERNALLY**

**DETACHED SINGLE GARAGE**  
17'5 x 8'7 (5.31m x 2.62m)







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

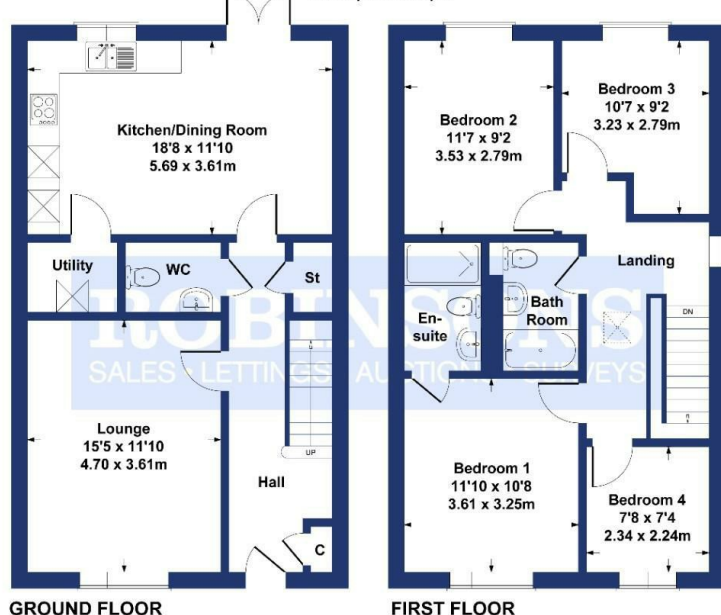
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cartwright Close, Sedgefield, TS21 2BQ

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



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		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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@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

### SEDFIELD

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