Orchard Close, Sedgefield, TS21 3BJ

4 Bed - House - Detached

£295,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled beautifully within the heart of Sedgefield, we are delighted to offer to the market with no onward chain; this beautifully presented link-detached house with four bedrooms & two bathrooms, pleasantly positioned on Orchard Close. This impressive residence has been a much loved family home for many years, enjoys stylish décor throughout & is the ideal purchase for clients seeking a 'move-in ready' home. A particular highlight is the stunning 27ft open-plan kitchen/diner/family room, creating a superb space for both everyday family living & entertaining. We have also been advised by the vendors that the roof has been replaced in recent years, whilst the beautiful rear gardens were landscaped last year. Ideally situated for Sedgefield's excellent range of amenities & major road links leading to Durham City, Darlington & Teesside, the property benefits from gas central heating via a combi boiler & double glazing. The accommodation itself briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, impressive open-plan kitchen/diner/family room with fitted wall & base units & access to the rear, useful ground-floor cloaks/wc & fourth bedroom with en-suite facilities. The first floor landing boasts three further bedrooms & a lovely family bathroom with three piece suite. Externally, the recently landscaped rear garden incorporates a stunning patio area, artificial lawn, separate bar/summerhouse & additional storage shed. To the front is an open-aspect garden with driveway parking. A sensational family home which must be viewed internally to fully appreciate its style, space, quality & superb standard throughout, we strongly encourage an early viewing.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR BEDROOM (BEDROOM FOUR)
11'4 x 8'1 (3.45m x 2.46m)

EN-SUITE SHOWER ROOM
8'1 x 4'11 (2.46m x 1.50m)

LOUNGE
14'8 x 11'5 (4.47m x 3.48m)

OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
27'8 x 13'10 (8.43m x 4.22m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'3 x 12'0 (3.73m x 3.66m)

BEDROOM TWO
11'6 x 11'5 (3.51m x 3.48m)

BEDROOM THREE
8'11 x 8'2 (2.72m x 2.49m)

FAMILY BATHROOM
8'6 x 5'6 (2.59m x 1.68m)

EXTERNALLY

BAR/SUMMERHOUSE
17'1 x 12'10 (5.21m x 3.91m)

SHED
13'11 x 8'0 (4.24m x 2.44m)

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

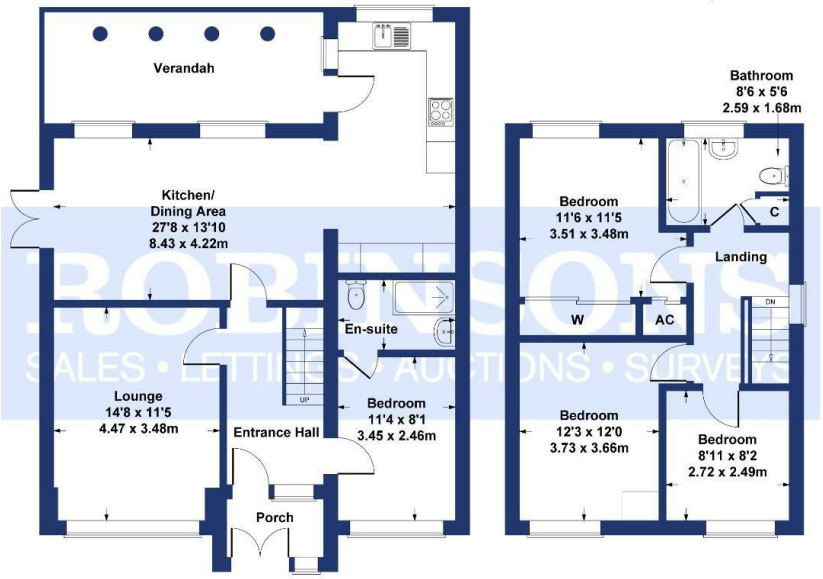
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Orchard Close, Sedgefield, TS21 3BJ

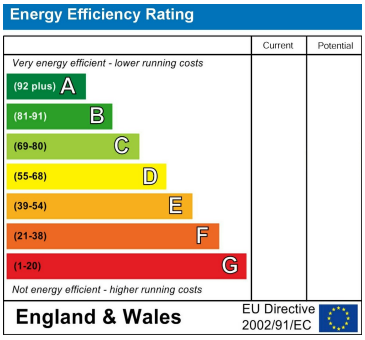
Approximate Gross Internal Area
1298 sq ft - 121 sq m



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. 2026



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@robinsonscls.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@robinsonsspennymoor.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@ robinsonswynyard.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS