





Farrier Close, Sedgefield, TS21 2JP

3 Bed - Bungalow - Detached

£359,995

ROBINSONS

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Rarely Available Three Bedroom Dormer Bungalow in Sedgefield

A rare opportunity to acquire this beautifully presented three bedroom 'Banbury' style dormer bungalow, situated in a pleasant cul-de-sac position within this highly regarded & popular modern residential development in Sedgefield. Designed & constructed by Story Homes, properties of this style & location are rarely available to the market, making this an exciting opportunity for buyers seeking a well-appointed home in a peaceful and desirable setting.

The property has been exceptionally well maintained & is beautifully presented throughout, offering a warm & welcoming environment with versatile accommodation arranged over two floors. The dormer layout provides the benefit of additional first-floor living space, whilst retaining the convenience & appeal associated with bungalow-style living. The accommodation is ideally suited to a variety of buyers & offers excellent flexibility for those looking for a comfortable long-term home.

Externally, the property is equally appealing, enjoying pleasant gardens which provide an attractive backdrop & a lovely space for outdoor relaxation and entertaining. The property also benefits from a garage & driveway, providing useful off-road parking & additional storage.

Farrier Close forms part of a popular modern residential development, offering a peaceful and attractive setting within Sedgefield. The location provides convenient access to the village's range of everyday amenities, including shops, cafés, public houses & recreational facilities, whilst the surrounding area offers excellent opportunities for walking & enjoying the local countryside. Sedgefield is also well placed for access to the wider road network, making the property suitable for those commuting to nearby towns & employment centres.

FREEHOLD
EPC Rating: B
Council Tax Band: D

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
14'5 x 13'5 (4.39m x 4.09m)

DINING ROOM / BEDROOM
10'7 x 9' (3.23m x 2.74m)

KITCHEN
12'9 x 9'6 (3.89m x 2.90m)

BEDROOM
10'6 x 10' (3.20m x 3.05m)

FAMILY BATHROOM

FIRST FLOOR LANDING

MASTER BEDROOM
14'9 x 11'9 (4.50m x 3.58m)

EN-SUITE SHOWER ROOM

EXTERNALLY

AGENTS NOTES
Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – being applied for - NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – N/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

DETACHED SINGLE GARAGE

DISCLAIMER
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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

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Property Auctions

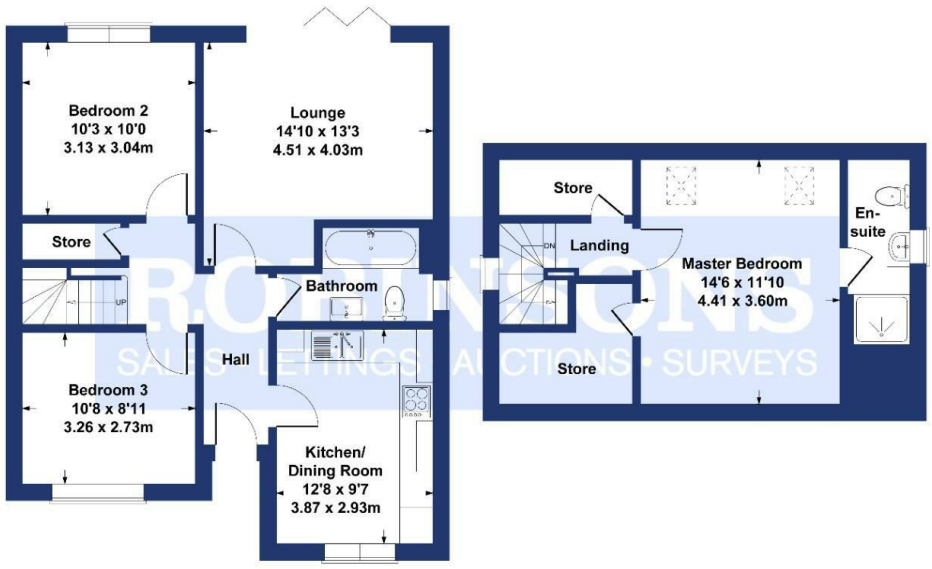
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Farrier Close, Sedgefield, TS21 2JP

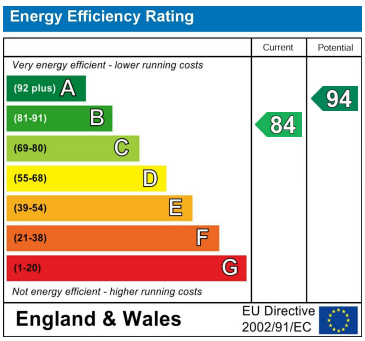
Approximate Gross Internal Area
1012 sq ft - 94 sq m



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



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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

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