



**The Meadows, Sedgfield, TS21 2DW**  
**3 Bed - House - Detached**  
**Offers Over £250,000**

**ROBINSONS**  
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Nestled pleasantly within the highly desirable location of Sedgefield, we are thrilled to offer to the market with no onward chain; this well maintained detached house with three bedrooms on The Meadows. This deceptively spacious property has been a loving family residence for many years, boasts a beautiful 2025 re-fitted kitchen & whilst elements of the home do require modernisation, is the perfect purchase for clients seeking a property which they can really 'put their own stamp on'. Having easy access to all of the immediate amenities the popular village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits further from gas central heating via a 'Baxi' combi boiler & part double glazing. Flooded with natural light throughout, the property itself briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area with window to front elevation & patio doors to the rear garden, the stunning 2025 re-fitted kitchen with a range of fitted wall & base units & a separate utility room with access into useful ground floor cloaks/wc & further access into a study area (which is part of the original garage). The first floor landing boasts three bedrooms (two of which are double) & a family bathroom with three piece suite. Externally, the property enjoys a beautifully maintained, enclosed West-facing garden to the rear with a range of plant, tree & shrub borders, whilst to the front, a lawned area lies alongside a spacious driveway which leads to the 21ft (approximately) single garage. This is a lovely property & we thoroughly encourage full internal inspection in order to fully appreciate its space, style, layout & potential.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### OPEN-PLAN LOUNGE / DINING AREA

26'5 x 11'7 (8.05m x 3.53m)

#### 2025 RE-FITTED KITCHEN

10'11 x 9'5 (3.33m x 2.87m)

#### UTILITY ROOM

9'0 x 8'2 (2.74m x 2.49m)

#### SEPARATE WC

#### STUDY

7'11 x 7'6 (2.41m x 2.29m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

12'2 x 11'8 (3.71m x 3.56m)

#### BEDROOM TWO

10'10 x 11'8 (3.30m x 3.56m)

#### BEDROOM THREE

8'9 x 8'2 (2.67m x 2.49m)

#### FAMILY BATHROOM

8'9 x 5'2 (2.67m x 1.57m)

#### EXTERNALLY

#### SINGLE GARAGE

21'3 x 9'3 (6.48m x 2.82m)

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



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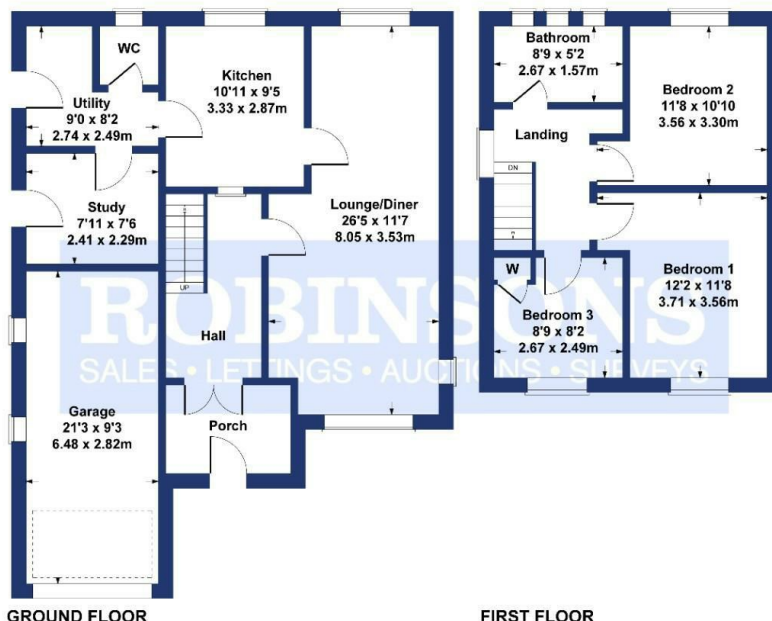
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Meadows, Sedgefield, TS21 2DW

Approximate Gross Internal Area  
1326 sq ft - 123 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. 2026

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 74        |
| (55-68) D                                   | 58      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### DURHAM

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The Wynd

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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 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

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