



**Cragside, Sedgefield, TS21 2DT**  
**3 Bed - House - Semi-Detached**  
**Offers Around £245,000**

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Upgraded & modernised to that of an exceptionally high standard; we are thrilled to offer to the market this sensational three bedroom semi detached house on Cragside, pleasantly positioned within the heart of the desirable village of Sedgefield. This immaculate property has been lovingly reconditioned by its current owners & is the dream purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this immaculate property also benefits from gas central heating & double glazing throughout (majority of which was re-fitted in 2025) & the property was also fully re-wired in 2023. In brief, this tastefully decorated home comprises: Entrance porch through to a welcoming entrance hallway with stairs to first floor & access to a useful ground floor reception room/study, spacious lounge with window to front elevation, a stunning, 2023 re-fitted open-plan kitchen/diner/family room with a range of fitted wall & base units, integrated appliances & further access through to a utility room & ground floor cloaks/wc. The first floor landing boasts three bedrooms & the sensational 2023 re-fitted family bathroom with free standing bath & separate shower cubicle. Externally, the property enjoys a superb sized, enclosed rear garden which was fully landscaped in 2025, boasting a paved patio area & artificial lawned area with garden shed. The front of the property boasts a spacious driveway with parking for two vehicles. This property is exquisite & we highly encourage thorough internal inspection in order to fully appreciate its size, standard, quality & layout.

#### FREEHOLD

EPC Rating: E

Council Tax Band: C

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### LOUNGE

17'8 x 10'9 (5.38m x 3.28m)

#### OPEN-PLAN KITCHEN/DINER/FAMILY ROOM

23'10 x 10'7 (7.26m x 3.23m)

#### UTILITY ROOM

7'1 x 4'0 (2.16m x 1.22m)

#### GROUND FLOOR CLOAKS / WC

#### GROUND FLOOR RECEPTION ROOM

8'2 x 7'0 (2.49m x 2.13m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

14'1 x 9'10 (4.29m x 3.00m)

#### BEDROOM TWO

11'3 x 9'10 (3.43m x 3.00m)

#### BEDROOM THREE

11'0 x 7'7 (3.35m x 2.31m)

#### FAMILY BATHROOM

11'1 x 7'6 (3.38m x 2.29m)

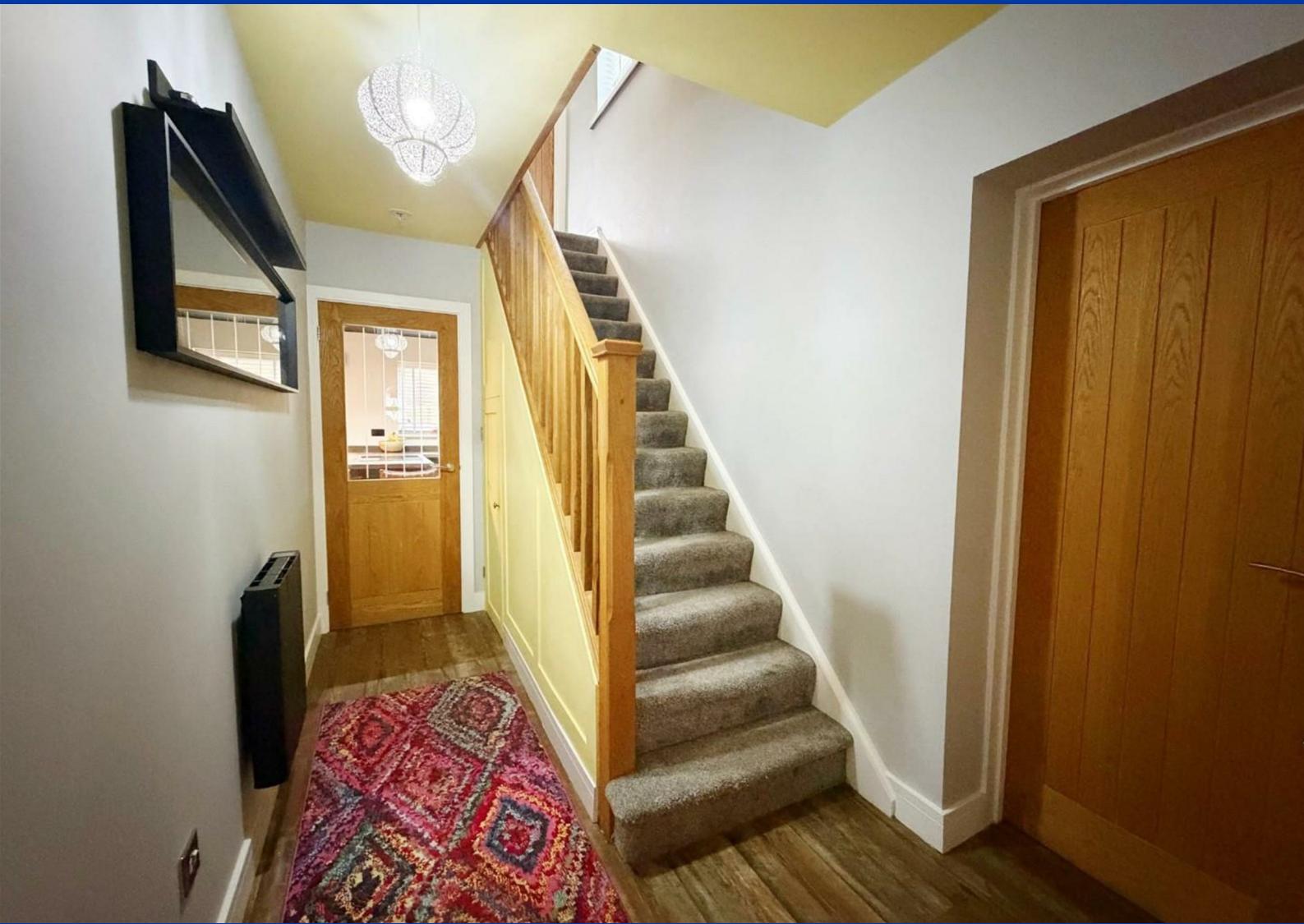
#### EXTERNALLY

#### 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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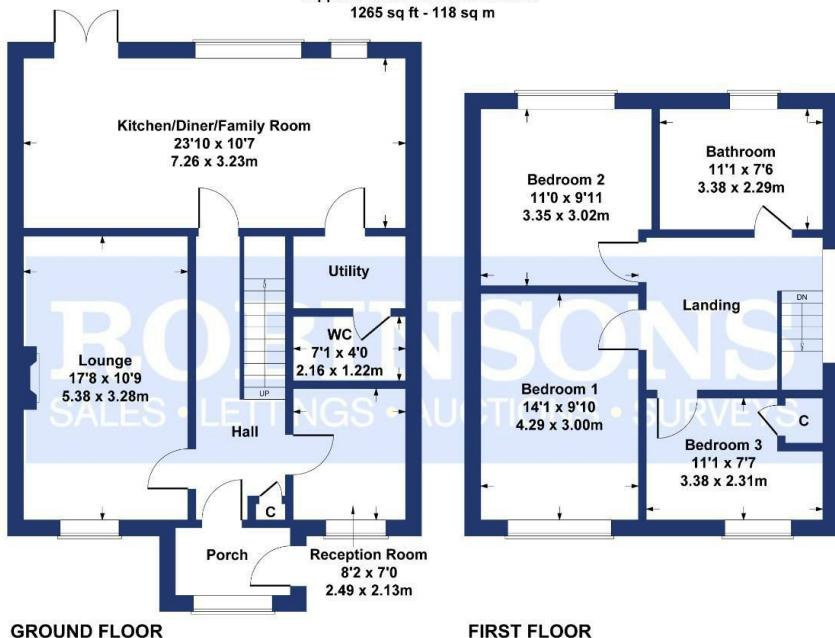
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cragside, Sedgefield, TS21 2DT

Approximate Gross Internal Area  
1265 sq ft - 118 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
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## WYNYARD

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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.



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