






10 HARDWICK ROAD, SEDGEFIELD

Stockton-on-Tees, Durham, TS21 2AL



AN EXCEPTIONAL VILLAGE RESIDENCE

Local Authority: Durham County Council
Council Tax band: E
Tenure: Freehold

   **EPC**
4 2 2/3 C

Reception Hall • Study/Snug • Living Room • Open-Plan Kitchen/Dining/Family Room • Utility/Boot Room • Cloakroom/WC • Principal Bedroom with En Suite •
Three Further Double Bedrooms • Family Bathroom • Rooftop Garden • Landscaped Gardens • Detached Double Garage • Workshop



THE PROPERTY

An exceptional village residence with refined contemporary interiors, far-reaching countryside views and a remarkable rooftop garden.

This impressive residence has been thoughtfully modernised to create a beautifully balanced home, combining contemporary styling with practical, family-oriented living. The accommodation is exceptionally well planned, with an abundance of natural light and a seamless flow between reception spaces.

A welcoming reception hall sets the tone, leading to a versatile study or snug, ideal for home working or quiet retreat. The principal living room is both elegant and inviting, centred around a wood-burning stove and opening directly onto the gardens, creating a strong connection between inside and out.



THE PROPERTY

Undoubtedly the focal point of the home is the impressive open-plan kitchen, dining and family room. Designed for modern lifestyles, this space is both stylish and highly functional, featuring sleek cabinetry, timber work surfaces and a central island. The layout lends itself perfectly to both everyday living and entertaining, with generous dining and seating areas overlooking the gardens.

A substantial utility and boot room provides excellent ancillary space, offering flexibility for additional uses including storage, fitness or practical day-to-day living. To the first floor, the principal bedroom suite forms a peaceful retreat, enjoying open views across the surrounding countryside. It is complemented by fitted wardrobes and a well-appointed en suite shower room. Three further double bedrooms are well proportioned and served by a contemporary family bathroom.





EXTERNALLY

The property is approached via an enclosed gravel driveway, providing ample off-road parking alongside a thoughtfully arranged front garden.

To the rear, the west-facing garden is a particular highlight, carefully landscaped to maximise both privacy and outlook. With established planting, well-stocked borders and a paved terrace beneath a pergola, the setting is ideally suited to outdoor entertaining and relaxation. Additional features include a summerhouse with electricity and a brick-built potting shed.

A detached double garage with electric door is complemented by a substantial adjoining workshop, offering excellent flexibility.

A striking and distinctive feature of the property is the superb rooftop garden, accessed via a spiral staircase. Enclosed by a contemporary glazed balustrade, this elevated space provides a unique vantage point, ideal for entertaining or simply enjoying uninterrupted views and spectacular sunsets across open countryside.



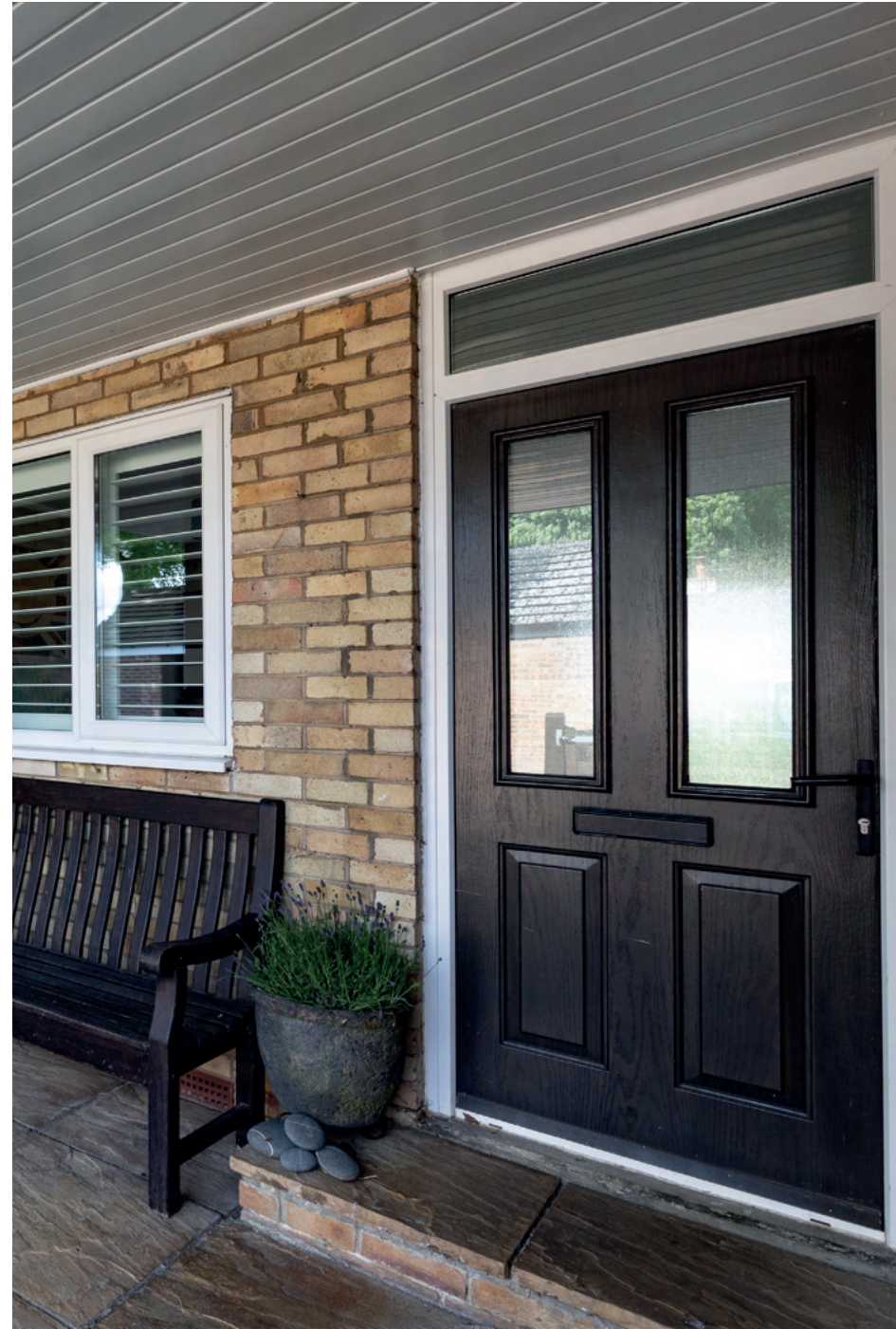


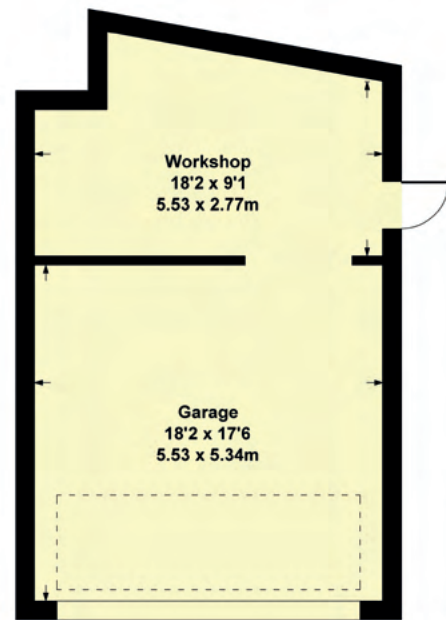
SITUATION

10 Hardwick Road occupies a particularly enviable position within the historic and highly regarded village of Sedgefield. Perfectly placed within walking distance of the village centre, the property benefits from immediate access to a wide array of independent shops, cafés, restaurants and traditional public houses.

Sedgefield is well known for its strong community spirit and vibrant annual events, whilst offering an excellent provision of local amenities, schooling and sporting facilities.

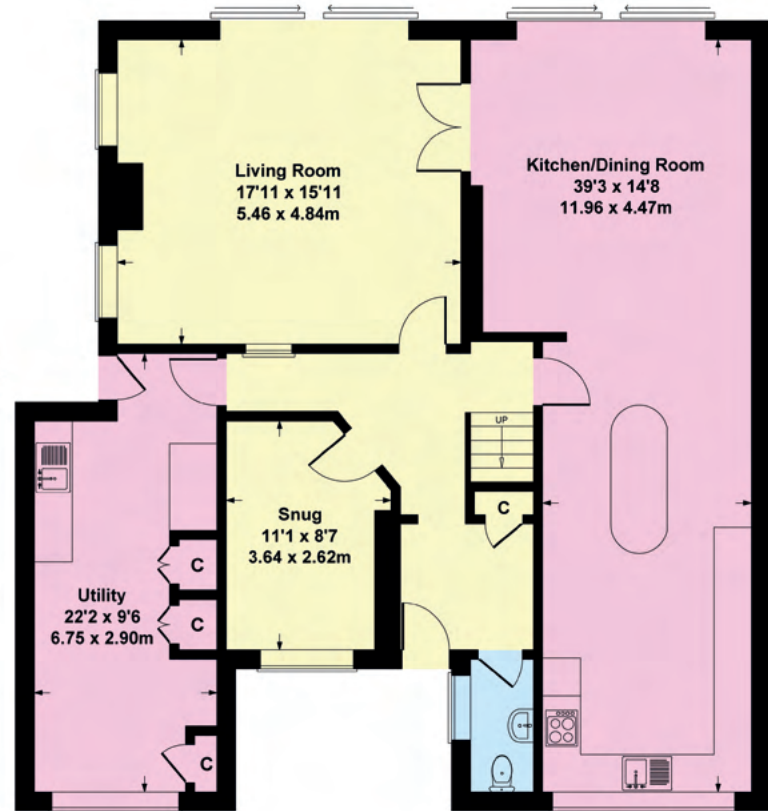
The property is also ideally situated for commuting, with the A1(M), A19 and A66 providing excellent connectivity across the region. Newcastle International, Teesside and Leeds Bradford airports are all within convenient reach.





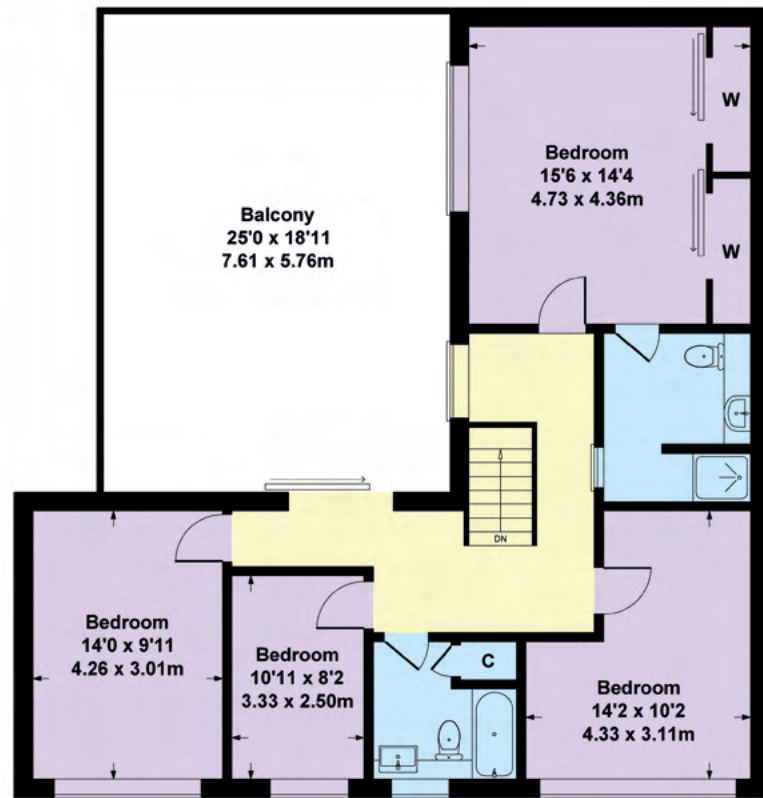
GARAGE/WORKSHOP

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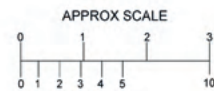


GROUND FLOOR

10 Hardwick Road, Sedgefield, TS21 2AL



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA
 House - 2174 - 202 sq m
 Garage/Workshop - 506 sq ft - 47 sq m
 Total - 2680 sq ft - 249 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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