



**Winterton Avenue, Sedgefield, TS21 3NH**  
**4 Bed - House - Townhouse**  
**£265,000**

**ROBINSONS**  
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Upgraded & modernised to that of an exceptionally high standard, it is with pleasure that we offer to the market this spectacular townhouse with four double bedrooms & three bathrooms situated pleasantly within the highly sought after, family orientated location of Winterton Avenue. An absolute credit to its current owners, this immaculate residence has been vastly enhanced & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities that the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside; the property also benefits further from gas central heating & double glazing throughout. This well proportioned home offers more than ample space for the growing family & briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning 2025 re-fitted kitchen/diner/family room with a range of fitted wall & base units & integrated appliances, separate utility room & useful re-fitted ground floor cloaks/wc. The first floor landing hosts a 15ft (approximately) lounge with bay window to front & newly fitted media wall, bedroom three & family bathroom with modern three piece suite. The second floor landing provides access to a beautiful master bedroom (measuring 14ft approximately) with its own dressing area & en-suite bathroom, two further double bedrooms & an additional shower room. Externally, this exquisite home enjoys an enclosed, low-maintenance garden to rear. Oozing style & sophistication, this is an amazing family property & we highly recommend thorough internal inspection in order to fully appreciate the style, size, standard, layout & quality of this remarkable residence for sale.

FREEHOLD

EPC Rating: C

Council Tax Band: E

## ENTRANCE HALLWAY

### 2025 RE-FITTED KITCHEN / DINER / FAMILY ROOM

31'1 x 8'11 (9.47m x 2.72m)

### UTILITY ROOM

5'7 x 5'5 (1.70m x 1.65m)

### GROUND FLOOR CLOAKS / WC

### FIRST FLOOR LANDING

### LOUNGE

15'1 x 13'8 (4.60m x 4.17m)

### BEDROOM THREE

13'1 x 8'7 (3.99m x 2.62m)

### BATHROOM

7'0 x 5'5 (2.13m x 1.65m)

### SECOND FLOOR LANDING

#### MASTER BEDROOM

14'0 x 11'1 (4.27m x 3.38m)

#### DRESSING AREA

6'11 x 6'4 (2.11m x 1.93m)

#### EN-SUITE BATHROOM

6'10 x 6'4 (2.08m x 1.93m)

#### BEDROOM TWO

15'0 x 10'9 (4.57m x 3.28m)

#### BEDROOM FOUR

13'1 x 8'10 (3.99m x 2.69m)

#### SHOWER ROOM

6'10 x 6'0 (2.08m x 1.83m)

### EXTERNALLY



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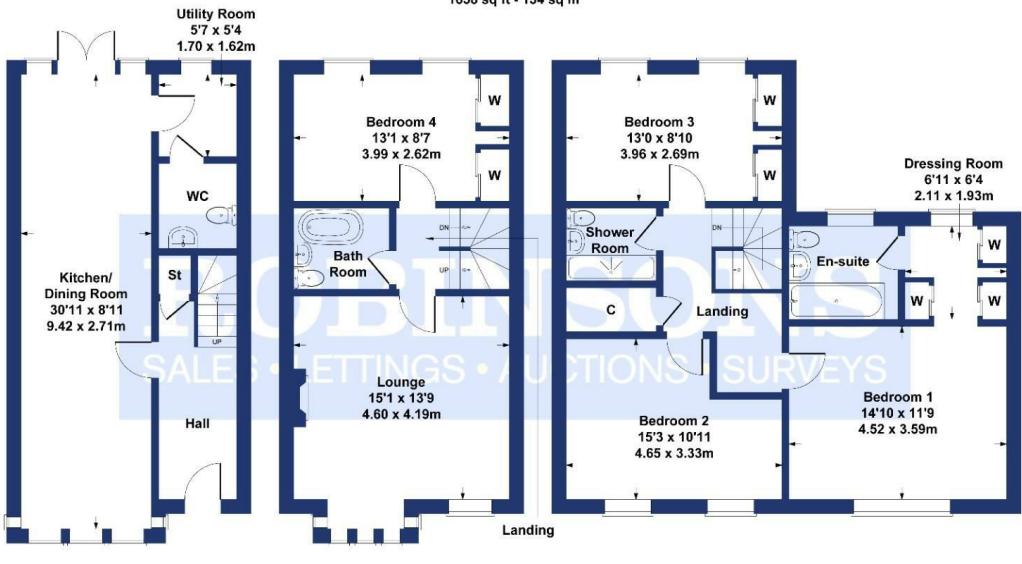
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgefield, TS21 3NH

Approximate Gross Internal Area  
1658 sq ft - 154 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	75	84
(55-68)	D		
(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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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.

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