



Durham Road, Sedgfield, TS21 3DW
4 Bed - House - Detached
£849,950

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We are privileged to present to the the market with no onward chain this spectacular detached family residence with four double bedrooms, three bathrooms & three reception rooms within the exclusive location of Durham Road, Sedgefield. This stunning building was initially constructed in 1920 & has been lovingly developed throughout the years to create a beautiful, modern home which is the perfect purchase for the larger family. Oozing character with its feature high ceilings & spacious rooms, the property is presented to a sensational standard throughout, enjoys a neutral decor & is the perfect blend of both charm & style. In brief, this outstanding home comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, separate study/snug, stunning lounge with feature log burner & bi-fold doors to the rear garden, a beautiful open-plan kitchen/dining/family room with a range of fitted wall & base units, central island unit, feature log burner & bi-fold doors to the rear garden & further access through to a separate utility/laundry room. The first floor landing boasts four double bedrooms (two of which have en-suite facilities) & a family bathroom with modern four piece suite. Externally, this exquisite residence enjoys a spacious plot with an excellent sized, enclosed garden to the rear which is largely laid to lawn with feature decking & paved patio areas whilst to the front, a gravelled driveway provides ample vehicle parking for several vehicles & leads to a detached double garage (measuring 19ft x 19ft approximately). Rarely do properties within such an exclusive location become available & we highly encourage thorough internal viewing in order to fully appreciate the style, space, quality, standard & class of this immaculate property for sale.

FREEHOLD
EPC Rating:
Council Tax Band: F

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC
7'5 x 6'7 (2.26m x 2.01m)

LOUNGE
17'3 x 15'7 (5.26m x 4.75m)

KITCHEN / DINING AREA
27'0 x 12'11 (8.23m x 3.94m)

UTILITY ROOM
10'5 x 9'9 (3.18m x 2.97m)

FAMILY ROOM
15'9 x 14'4 (4.80m x 4.37m)

STUDY
14'5 x 13'1 (4.39m x 3.99m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'9 x 15'0 (4.80m x 4.57m)

DRESSING AREA
5'8 x 5'6 (1.73m x 1.68m)

EN-SUITE SHOWER ROOM
9'5 x 4'11 (2.87m x 1.50m)

BEDROOM TWO
14'5 x 11'6 (4.39m x 3.51m)

EN-SUITE SHOWER ROOM
9'2 x 6'4 (2.79m x 1.93m)

BEDROOM THREE
14'6 x 11'5 (4.42m x 3.48m)

BEDROOM FOUR
15'2 x 12'3 (4.62m x 3.73m)

FAMILY BATHROOM
9'0 x 7'6 (2.74m x 2.29m)

EXTERNALLY

DETACHED DOUBLE GARAGE
19'9 x 19'7 (6.02m x 5.97m)



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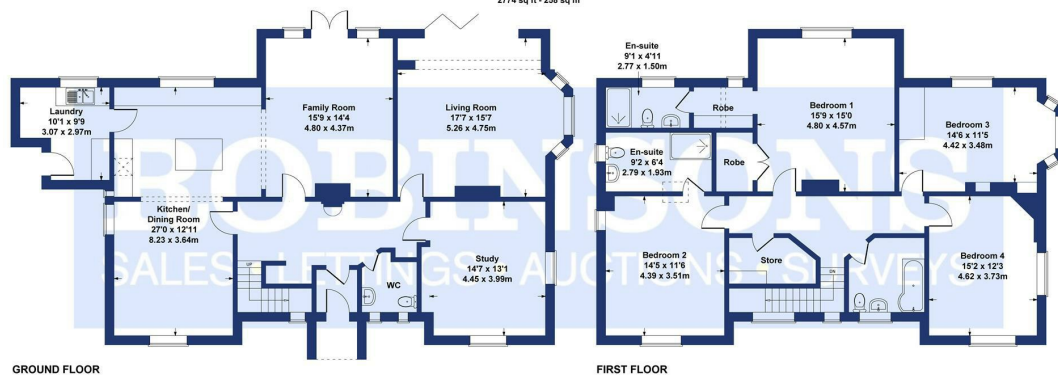
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road, Sedgefield, TS21 3DW

Approximate Gross Internal Area
2774 sq ft - 258 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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