



**Cragside, Sedgfield, TS21 2DU**  
**3 Bed - House - Semi-Detached**  
**£244,950**

**ROBINSONS**  
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Positioned beautiful with a South-facing garden to rear, we are thrilled to offer to the market this exceptionally well presented semi detached house with three bedrooms & additional attic space pleasantly situated on Cragside, within the highly sought after, family orientated location of Sedgfield. This impressive residence has been lovingly upgraded by its current owners, boasts a spectacular open-plan kitchen/diner/family room (measuring 28ft approximately) & is the perfect purchase for the growing family or those looking to downsize. Having easy access to all of the immediate amenities the desirable village of Sedgfield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this quirky home comprises: Entrance porch through to a welcoming entrance lobby with stairs to the first floor, spacious lounge with stunning open fire & bay window to front elevation, the beautiful open-plan re-fitted kitchen/diner/family room with a range of fitted wall & base units, integrated appliances, two sets of French doors to the rear elevation & feature skylight window, utility room with access to a useful ground floor cloaks/wc & further access to a 1/2 garage area which is currently used as a gym. The first floor landing boasts three bedrooms & a lovely re-fitted family bathroom. Additionally, there is a superb attic space (measuring 15ft x 14ft approximately) which is currently used as a craft room. Externally, this well proportioned home enjoys a lovely sized, enclosed South-facing garden which is extremely private & boasts decking & lawned areas, whilst to the front, there is a spacious driveway offering ample vehicle parking & access to the 1/2 garage area with electric garage door. Furthermore, the garage roof area boasts a re-fitted fibreglass roof. We strongly encourage full internal inspection.

**ENTRANCE LOBBY****ENTRANCE HALLWAY****LOUNGE**

14'11 x 14'8 (4.55m x 4.47m)

**OPEN-PLAN KITCHEN / DINER / FAMILY AREA**

28'1 x 16'5 (8.56m x 5.00m)

**UTILITY ROOM****GROUND FLOOR CLOAKS / WC****STORAGE AREA / GYM**

9'5 x 6'0 (2.87m x 1.83m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

12'4 x 12'2 (3.76m x 3.71m)

**BEDROOM TWO**

12'0 x 9'10 (3.66m x 3.00m)

**BEDROOM THREE**

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

**FAMILY BATHROOM**

7'4 x 5'5 (2.24m x 1.65m)

**ATTIC SPACE**

15'3 x 14'0 (4.65m x 4.27m)

**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.

**AGENTS NOTES**

FREEHOLD

EPC Rating: TBC

Council Tax Band: C



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

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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The Wynd

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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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