



The Meadows, Sedgefield, TS21 2DJ  
3 Bed - House - Detached  
£279,950

**ROBINSONS**  
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Positioned pleasantly within the highly sought after location of Sedgefield, we are thrilled to offer to the market with no onward chain; this exceptionally well presented detached house with four bedrooms & two bathrooms on The Meadows. Having easy access to all of the immediate amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating via a 2025 re-fitted combi boiler & double glazing throughout. Whilst elements of the property do require some internal modernisation, this is the perfect purchase for clients seeking a home which they can 'put their own stamp on'. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, a stunning open-plan lounge/dining area (measuring 28ft approximately) with feature gas fire, window to front elevation & French doors to the rear garden, an equally as spacious breakfasting kitchen with a range of fitted wall & base units & access through to a conservatory & a ground floor bedroom (bedroom four) with en-suite facilities. The first floor landing boasts three bedrooms & a family bathroom with four piece suite. Externally, this lovely home enjoys a superb sized, enclosed garden to rear which is largely laid to lawn, whilst the front is also enclosed & boasts a driveway providing off road parking. This is a beautiful family residence & we thoroughly encourage full internal inspection in order to fully appreciate its style, space, layout & potential.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
28'7 x 8'7 (8.71m x 2.62m)

**BREAKFASTING KITCHEN**  
17'8 x 10'6 (5.38m x 3.20m)

**CONSERVATORY**  
7'0 x 6'3 (2.13m x 1.91m)

**GROUND FLOOR BEDROOM (FOUR)**  
10'3 x 7'8 (3.12m x 2.34m)

**EN-SUITE SHOWER ROOM**  
7'5 x 4'9 (2.26m x 1.45m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'2 x 11'8 (3.71m x 3.56m)

**BEDROOM TWO**  
11'1 x 10'11 (3.38m x 3.33m)

**BEDROOM THREE**  
8'5 x 8'2 (2.57m x 2.49m)

**FAMILY BATHROOM**  
8'8 x 5'1 (2.64m x 1.55m)

#### **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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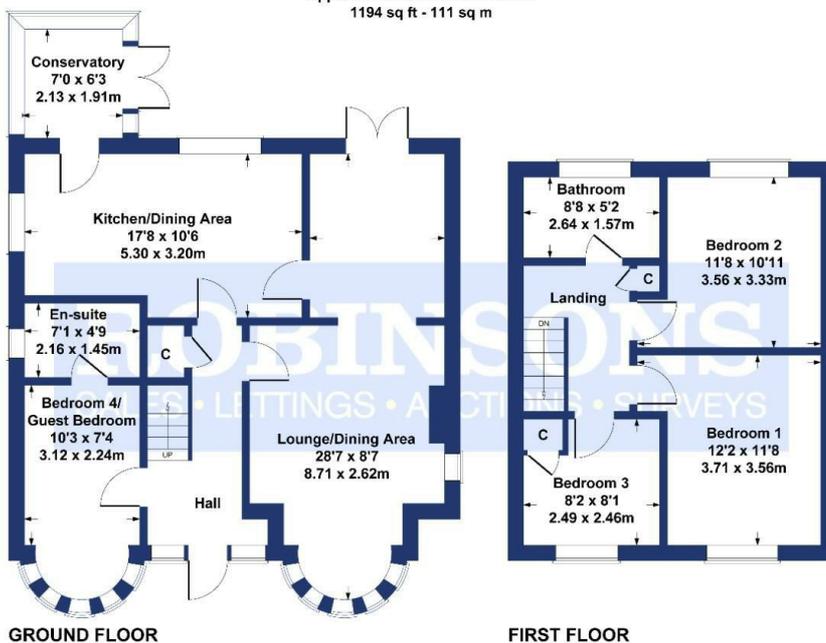
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Meadows, Sedgefield, TS21 2DJ

Approximate Gross Internal Area  
1194 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

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) <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	

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T: 0191 383 9994 (option1) (Lettings)  
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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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