



**The Orchard, Sedgefield, TS21 3AN**  
**3 Bed - House - Detached**  
**£299,950**

**ROBINSONS**  
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Positioned beautifully within a small cul-de-sac in the heart of Sedgefield; we are delighted to offer to the market this exceptionally well presented, extended detached house with three bedrooms on The Orchard. This deceptively spacious residence has been maintained to a superb standard throughout & boasts a stunning L-shaped extension incorporating the original garage & adding room to the rear with airy French doors & velux windows overlooking the extended rear garden. Having easy access to all of the immediate amenities offered within the beautiful village of Sedgefield itself & within excellent commuting distance to Durham City, Darlington & Teesside; this well proportioned home also benefits from gas central heating via a combi boiler, double glazing & CCTV. In brief, the home itself comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor shower room/wc, a spectacular sized lounge (measuring 17ft approximately) with windows to both front & side elevations, a stunning breakfasting kitchen (measuring 17ft approximately) with a range of fitted wall & base units & further access through to the beautiful garden room. The first floor landing enjoys three good sized bedrooms & family bathroom with modern three piece suite. Externally, the enclosed garden area to the rear is much larger than the average plot within the estate itself, is largely laid to lawn with feature patio area & summer house. To the front, there is a resin driveway providing ample vehicle parking for several cars. We thoroughly encourage internal inspection in order to fully appreciate the style, size, layout & specification of this beautiful home for sale.

FREEHOLD  
EPC Rating: D  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR SHOWER ROOM / WC**

**LOUNGE**  
17'9 x 10'6 (5.41m x 3.20m)

**KITCHEN**  
17'9 x 8'4 (5.41m x 2.54m)

**GARDEN ROOM**  
17'11 x 17'11 (5.46m x 5.46m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
13'4 x 9'3 (4.06m x 2.82m)

**BEDROOM TWO**  
11'8 x x 8'4 (3.56m x x 2.54m)

**BEDROOM THREE**  
10'6 x 7'10 (3.20m x 2.39m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**



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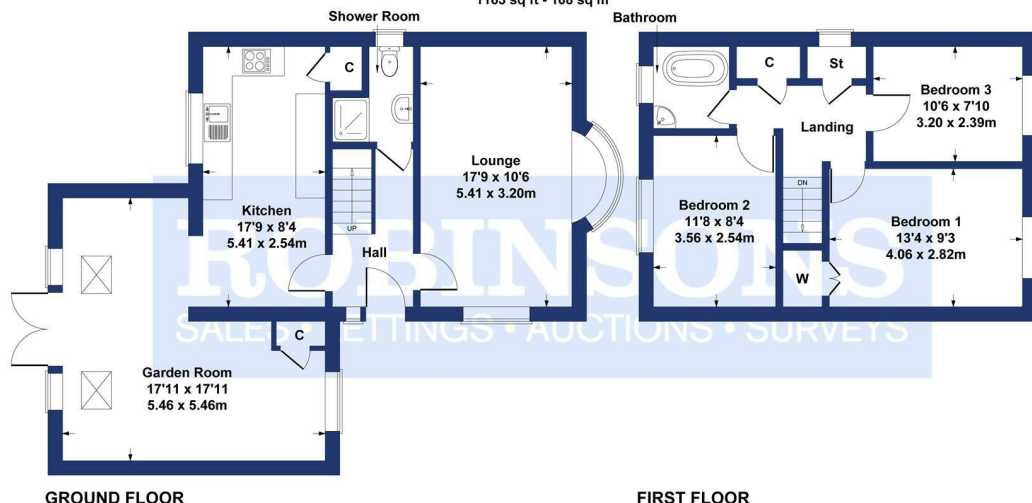
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Strategic Marketing Plan

Dedicated Property Manager

## The Orchard, Sedgfield, TS21 3AN

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



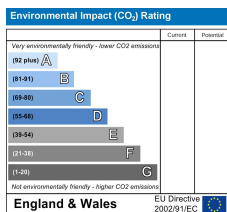
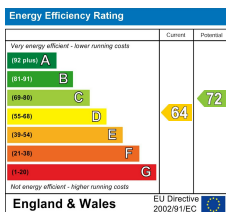
GROUND FLOOR

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. 2025



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