



The Orchard, Sedgefield, TS21 3AN
3 Bed - House - Detached
£250,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Positioned beautifully within a small cul-de-sac in the heart of Sedgefield; we are delighted to offer to the market this extremely well presented detached house with three bedrooms plus additional study on The Orchard. This deceptively spacious family residence has been maintained to a good standard throughout & enjoys a single storey extension to rear elevation. 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 throughout. The property has been adapted & the original garage is now part used as storage with the other half of it currently acting as a study/fourth bedroom & is the perfect purchase for a family. In brief, the home itself comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor cloaks / wc, a spectacular sized lounge (measuring 18ft approximately) with windows to both front & side elevations, a stunning open-plan kitchen/diner/family area (measuring 18ft approximately) with a range of fitted wall & base units, breakfast bar & bi-fold doors to the rear garden & further access through to the study/bedroom four. The first floor landing enjoys three good sized bedrooms, family bathroom & a separate wc. Externally, there is an enclosed garden area to the rear with lawned, paved patio & decking areas; the garden shed & bar are to remain. To the front, there is a block paved driveway providing ample vehicle parking & access to part of the original garage space (currently used for storage). 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 CLOAKS / WC

LOUNGE

18'2 x 10'10 (5.54m x 3.30m)

KITCHEN / DINER / FAMILY ROOM

18'2 x 18'3 (5.54m x 5.56m)

STUDY

8'3 x 8'0 (2.51m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'11 x 11'8 (4.24m x 3.56m)

BEDROOM TWO

11'5 x 8'1 (3.48m x 2.46m)

BEDROOM THREE

5'10 x 5'7 (1.78m x 1.70m)

SEPARATE WC

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk