



**Melgrove Way, Sedgfield, TS21 2JN**  
**3 Bed - House - Detached**  
**£225,000**

**ROBINSONS**  
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Nestled within the heart of Sedgefield; we are thrilled to present to the market with no onward chain; this exceptionally well maintained three bedroom detached family house positioned pleasantly, within the highly sought after location of Melgrove Way. This impressive dwelling has been a loving family residence for many years & whilst elements of the home do require some internal modernisation, this is the ideal opportunity for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this deceptively spacious property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, ground floor cloaks/wc, an impressive lounge (measuring 16ft approximately) with sliding doors through to a conservatory, dining area & a lovely kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a re-fitted shower room. Externally, the property enjoys an enclosed garden to the rear which is largely laid to lawn whilst the front is open plan & boasts ample driveway parking with a further driveway leading to a detached single garage (measuring 16ft approximately). We thoroughly encourage internal inspection in order to fully appreciate the style, space & potential of this remarkable home for sale.

**SHOWER ROOM**

6'11 x 6'3 (2.11m x 1.91m)

**EXTERNALLY****DETACHED SINGLE GARAGE**

16'8 x 8'10 (5.08m x 2.69m)

FREEHOLD

EPC Rating: TBC

Council Tax Band: D

**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE**

16'11 x 11'5 (5.16m x 3.48m)

**DINING AREA**

8'5 x 8'0 (2.57m x 2.44m)

**KITCHEN**

11'8 x 8'3 (3.56m x 2.51m)

**CONSERVATORY**

12'11 x 11'3 (3.94m x 3.43m)

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

12'2 x 10'9 (3.71m x 3.28m)

**BEDROOM TWO**

10'11 x 10'9 (3.33m x 3.28m)

**BEDROOM THREE**

9'11 x 9'2 (3.02m x 2.79m)



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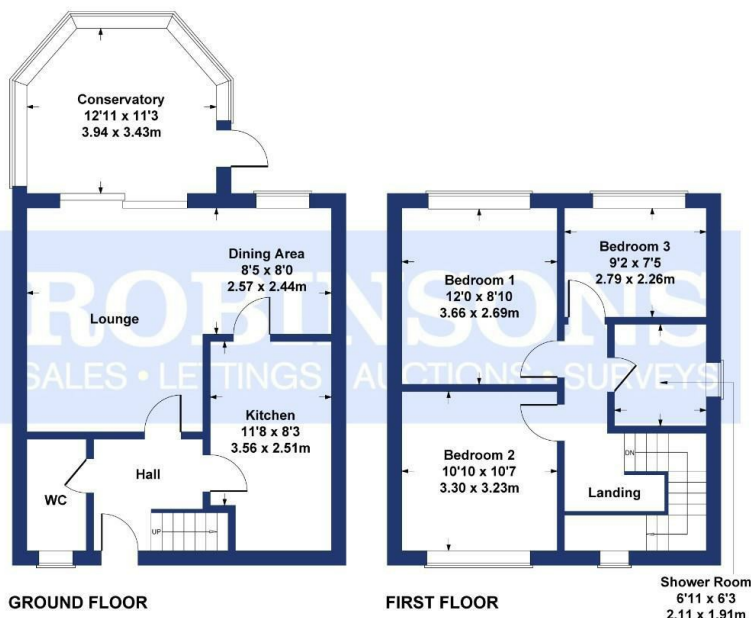
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Strategic Marketing Plan

Dedicated Property Manager

## Melgrove Way, Sedgfield, TS21 2JN

Approximate Gross Internal Area  
1113 sq ft - 103 sq m



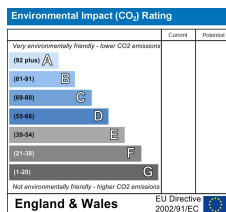
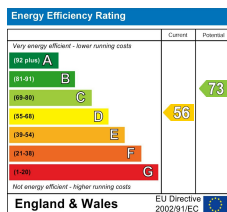
GROUND FLOOR

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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