



Station Road, Sedgefield, TS21 2DA
3 Bed - House - Semi-Detached
£320,000

ROBINSONS
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Station Road Sedgefield, TS21 2DA

Positioned pleasantly within the highly exclusive location of Station Road, Sedgefield; we are delighted to offer to the market with no onward chain, this extended, upgraded & modernised semi detached house with three double bedrooms & additional loft space. Having easy access to all of the local amenities offered in & around the desirable village of Sedgefield itself & 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 2025 re-fitted combi boiler & double glazing. Enjoying a neutral decor throughout, this well proportioned residence is the ideal purchase for families seeking that 'move-in ready' home & briefly comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge with bay window to front elevation, the stunning, open-plan 2026 re-fitted kitchen/dining area with a range of fitted wall & base units, integrated appliances & French doors to the rear garden. The first floor landing boasts three generous sized bedrooms & a stunning 2026 re-fitted family bathroom with beautiful free standing bath. An additional loft space (measuring 15ft approximately) provides additional storage. Externally, the property enjoys a tiered, enclosed South-facing garden whilst to the front, there is a driveway leading to a single garage (measuring 17ft approximately). We highly encourage thorough internal inspection in order to fully appreciate the style, standard, space, layout & quality of this exquisite home for sale.

EPC Rating: D
Council Tax Band: D
FREEHOLD











ENTRANCE HALLWAY

LOUNGE

15'8 x 13'8 (4.78m x 4.17m)

2026 RE-FITTED KITCHEN / DINING AREA

19'3 x 17'0 (5.87m x 5.18m)

FIRST FLOOR LANDING

MASTER BEDROOM

21'10 x 8'8 (6.65m x 2.64m)

BEDROOM TWO

17'1 x 10'8 (5.21m x 3.25m)

BEDROOM THREE

16'9 x 6'8 (5.11m x 2.03m)

2026 RE-FITTED FAMILY BATHROOM

16'2 x 6'8 (4.93m x 2.03m)

EXTERNALLY

SINGLE GARAGE

17'1 x 6'9 (5.21m x 2.06m)

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

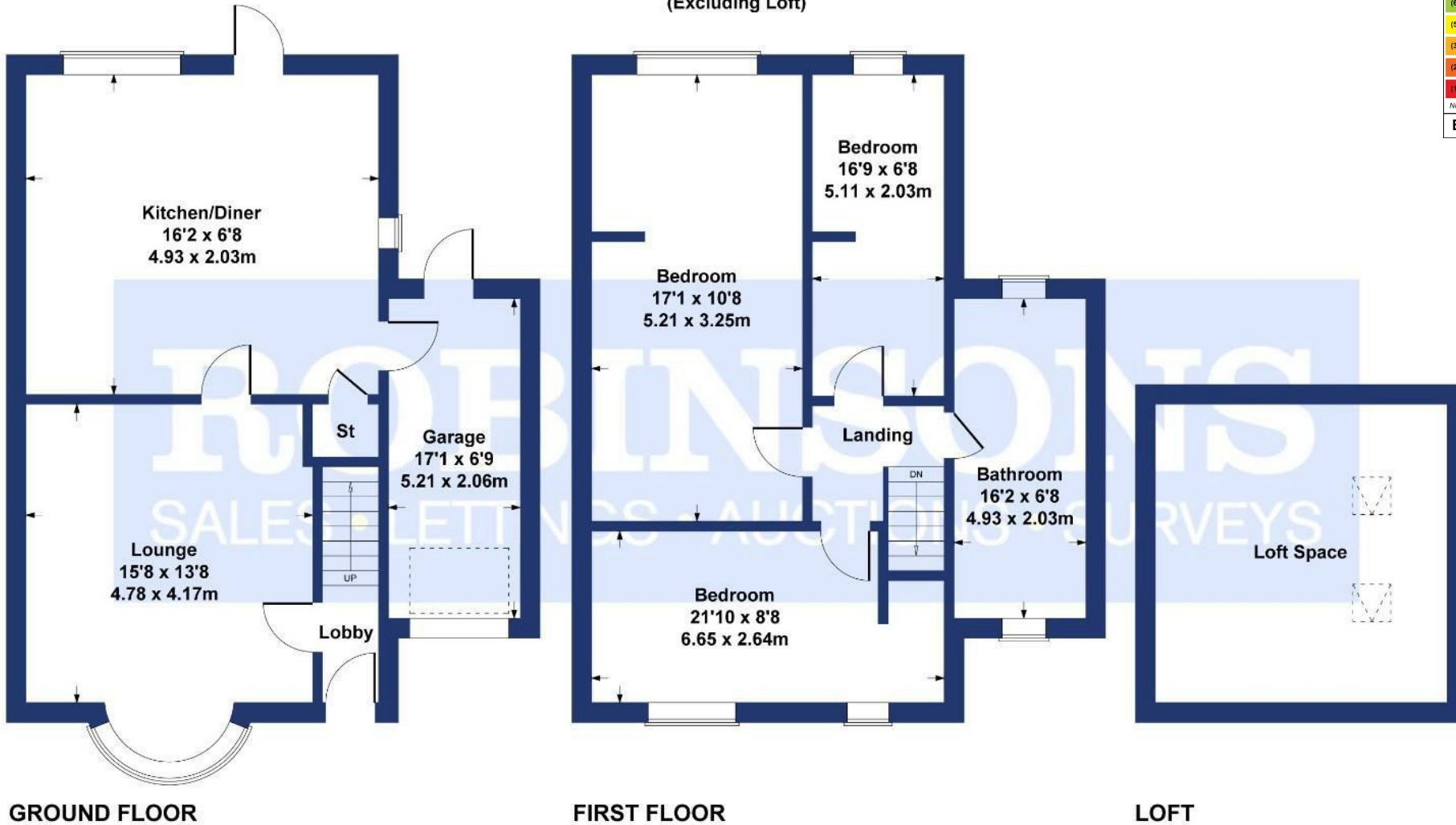
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Approximate Gross Internal Area
1379 sq ft - 128 sq m
(Excluding Loft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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