



The Lane, Sedgefield, TS21 3BE
4 Bed - House - Semi-Detached
£395,000

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An absolute credit to its current owners; we are delighted to offer to the market this stunning, 'Edwardian' style semi detached house with four bedrooms pleasantly positioned on The Lane, within the highly sought after village of Sedgfield. This deceptively spacious property was constructed in 1911 & whilst it retains the charm & authenticity of its original development, has been lovingly upgraded by the vendors to create a stunning, welcoming residence which is ideal for the larger family. Oozing personality throughout, this lovely home hosts high ceilings, spacious rooms & benefits further from gas central heating via a combi boiler & double glazing. Having easy access to all of the local amenities offered in & around Sedgfield itself, the property is also within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this beautiful home comprises: Welcoming entrance hallway with stairs to the first floor, stunning lounge (measuring 15ft x 14ft approximately) with bay window to front elevation, a spectacular open-plan kitchen/dining area with a range of fitted wall & base units, a separate snug/family room with French doors to rear, inner hallway with access to a utility room & lovely ground floor shower room. The first floor landing boasts four bedrooms & family bathroom with modern three piece suite. Externally, the property enjoys a private, enclosed rear garden which is largely laid to lawn with plant & shrub borders & boasts a paved patio area to the side; whilst to the rear a spacious driveway with ample vehicle parking leads to a detached double garage (measuring 20ft x 19ft approximately). This property is a beautiful blend of character & contemporary & is sure to impress. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, layout & size of this remarkable home for sale.

FREEHOLD
EPC Rating: EPC
Council Tax Band: C

ENTRANCE LOBBY

ENTRANCE HALLWAY

LOUNGE
15'10 x 14'0 (4.83m x 4.27m)

KITCHEN / DINING AREA
20'6 x 12'11 (6.25m x 3.94m)

FAMILY ROOM / SNUG
14'5 x 12'5 (4.39m x 3.78m)

INNER HALLWAY

UTILITY ROOM
9'10 x 7'2 (3.00m x 2.18m)

SHOWER ROOM
9'10 x 5'6 (3.00m x 1.68m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'11 x 12'6 (4.85m x 3.81m)

BEDROOM TWO
11'9 x 11'2 (3.58m x 3.40m)

BEDROOM THREE
12'0 x 8'2 (3.66m x 2.49m)

BEDROOM FOUR
7'7 x 7'3 (2.31m x 2.21m)

FAMILY BATHROOM
10'4 x 8'1 (3.15m x 2.46m)

EXTERNALLY

DETACHED DOUBLE GARAGE
20'10 x 19'5 (6.35m x 5.92m)



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Strategic Marketing Plan

Dedicated Property Manager

The Lane, Sedgefield, TS21 3BE

Approximate Gross Internal Area
1759 sq ft - 163 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-45 kWh/m²/yr E			
45-35 kWh/m²/yr F			
35-27 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-81 g/m²/yr A			
81-65 g/m²/yr B			
65-55 g/m²/yr C			
55-45 g/m²/yr D			
45-35 g/m²/yr E			
35-27 g/m²/yr F			
27-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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