



Spring Lane, Sedgfield, TS21 2DG
2 Bed - House - Semi-Detached
£225,000

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We are delighted to welcome to the market this exceptionally well presented, extended semi detached house with two double bedrooms pleasantly positioned on Spring Lane, within the highly sought after, family orientated location of Sedgfield. Originally constructed as a three bedroom residence, this deceptively spacious property has been a loving family home for many years & whilst elements of the property do require some internal modernisation, is the perfect purchase for clients seeking a home which they can 'put their own stamp on'. Boasting character & authenticity throughout with its high ceilings & stunning bay windows to front elevation, this lovely property benefits from a 2023 replaced roof & double glazing throughout. Having easy access to all of the immediate amenities the stunning village of Sedgfield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from electric central heating. In brief, this impressive home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge (measuring 16ft x 14ft approximately) with bay window, an extended dining room with further access to a useful ground floor cloaks/wc, kitchen with a range of fitted wall & base units & a beautiful garden room positioned to the rear. The first floor landing boasts two bedrooms & a family bathroom & access to a loft space with light & ladder. Externally, the property enjoys a superb sized, enclosed West-facing garden to rear which is largely laid to lawn whilst the front has a driveway with ample vehicle parking leading to a single garage. This property oozes potential for a family who wish to develop it further & we thoroughly recommend full internal inspection in order to fully appreciate its size, space, layout & location.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE
16'5 x 13'4 (5.00m x 4.06m)

DINING ROOM
14'5 x 12'10 (4.39m x 3.91m)

GROUND FLOOR CLOAKS / WC

KITCHEN
11'0 x 7'4 (3.35m x 2.24m)

GARDEN ROOM
12'8 x 10'1 (3.86m x 3.07m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'3 x 13'9 (4.34m x 4.19m)

BEDROOM TWO
11'10 x 9'1 (3.61m x 2.77m)

BATHROOM
7'7 x 6'9 (2.31m x 2.06m)

EXTERNALLY

SINGLE GARAGE
16'1 x 9'7 (4.90m x 2.92m)



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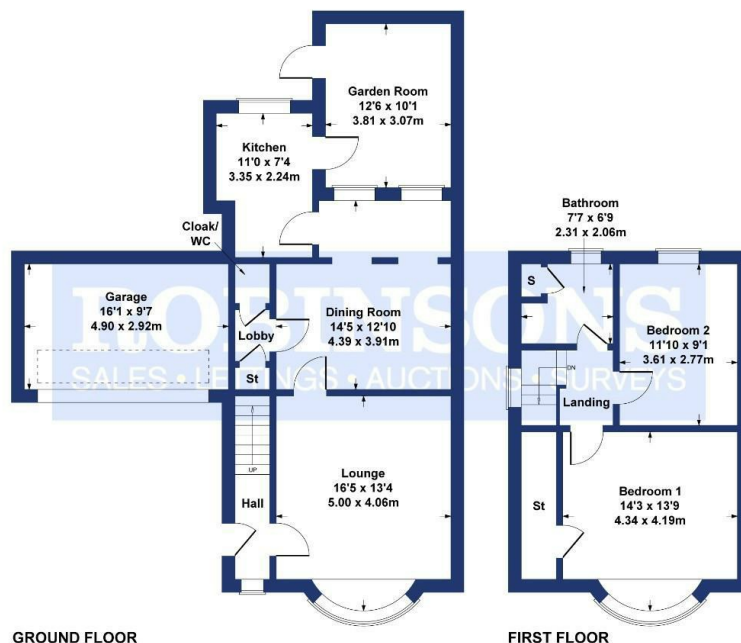
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Spring Lane, Sedgefield, TS21 2DG

Approximate Gross Internal Area
1241 sq ft - 115 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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