



St. Edmunds Green, Sedgfield, TS21 3HT
4 Bed - House - Detached
£350,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that we offer to the market with no onward chain, this impressive four bedroom detached home situated within the highly sought after location of St. Edmunds Green, Sedgefield. This tastefully decorated residence is within walking distance to all of the local amenities that the village has to offer, has easy access to major road links such as the A1(M) & the A19 & benefits from gas central heating & double glazing throughout. This well proportioned residence has been a loving family home for many years & whilst elements of the property do require some internal modernisation, briefly comprises: Welcoming entrance hallway with stairs to the first floor, ground floor cloaks/wc, spacious lounge with bay window to front elevation, dining room with access through to the conservatory which overlooks the rear garden, kitchen with a range of wall & base units & separate utility room. The first floor landing boasts four bedrooms (the master bedroom boasting an en-suite shower room) & family bathroom. Externally, this desirable home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn with patio area & a range of plant & shrub borders. To the front, there is a spacious driveway with ample vehicle parking that leads to a double garage (measuring 17ft x 16ft approximately). We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this extremely well maintained property for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
18'5 x 11'2 (5.61m x 3.40m)

DINING ROOM
10'0 x 9'0 (3.05m x 2.74m)

CONSERVATORY
10'6 x 8'7 (3.20m x 2.62m)

KITCHEN
9'9 x 9'7 (2.97m x 2.92m)

UTILITY ROOM
9'6 x 5'9 (2.90m x 1.75m)

FIRST FLOOR LANDING

MASTER BEDROOM
17'6 x 11'4 (5.33m x 3.45m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
14'4 x 9'5 (4.37m x 2.87m)

BEDROOM THREE
10'0 x 9'5 (3.05m x 2.87m)

BEDROOM FOUR
9'10 x 8'6 (3.00m x 2.59m)

FAMILY BATHROOM
7'6 x 5'3 (2.29m x 1.60m)

EXTERNALLY

DOUBLE GARAGE
17'9 x 16'10 (5.41m x 5.13m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgefield, TS21 3HT

Approximate Gross Internal Area
1669 sq ft - 155 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		66	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
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@robinsonscs.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@wynyardfineandcountry.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