



**The Orchard, Sedgefield, TS21 3AQ**  
**4 Bed - House - Semi-Detached**  
**Offers Over £245,000**

**ROBINSONS**  
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Pleasantly positioned within the heart of Sedgefield; we are thrilled to offer to the market this exceptionally well presented, extended semi detached house with four bedrooms & additional ground floor reception room on The Orchard. An ideal opportunity for for the growing families to acquire this well maintained home which offers versatile living within this highly desirable, family orientated location. Having easy access to all of the immediate amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Entrance porch leading through to a welcoming hallway with stairs to the first, spacious lounge with window to front elevation, a lovely sized, open-plan kitchen/dining area with a range of fitted wall & base units, separate utility room with access to a useful ground floor shower room, a third reception room (which is currently used as a bedroom) & an additional family room (measuring 16ft approximately). The first floor landing boasts four bedrooms; the master bedroom having an en-suite bathroom & dressing area & a family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, enclosed garden which is largely laid to lawn, whilst the front is open aspect & offers driveway parking for upto three vehicles. This is the perfect property for purchasers seeking both internal & external space & we thoroughly encourage full internal inspection in order to fully appreciate its space, style, standard & layout.

FREEHOLD  
EPC Rating:  
Council Tax Band: C

**ENTRANCE PORCH****ENTRANCE HALLWAY****FAMILY ROOM**

16'0 x 7'11 (4.88m x 2.41m)

**LOUNGE**

16'0 x 11'3 (4.88m x 3.43m)

**KITCHEN / DINING AREA**

17'8 x 8'10 (5.38m x 2.69m)

**UTILITY ROOM**

8'0 x 5'6 (2.44m x 1.68m)

**GROUND FLOOR SHOWER ROOM**

7'10 x 2'10 (2.39m x 0.86m)

**GROUND FLOOR BEDROOM**

13'0 x 9'6 (3.96m x 2.90m)

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

16'0 x 7'11 (4.88m x 2.41m)

**EN-SUITE BATHROOM**

7'11 x 7'2 (2.41m x 2.18m)

**BEDROOM TWO**

12'1 x 8'11 (3.68m x 2.72m)

**BEDROOM THREE**

11'1 x 8'11 (3.38m x 2.72m)

**BEDROOM FOUR****FAMILY BATHROOM**

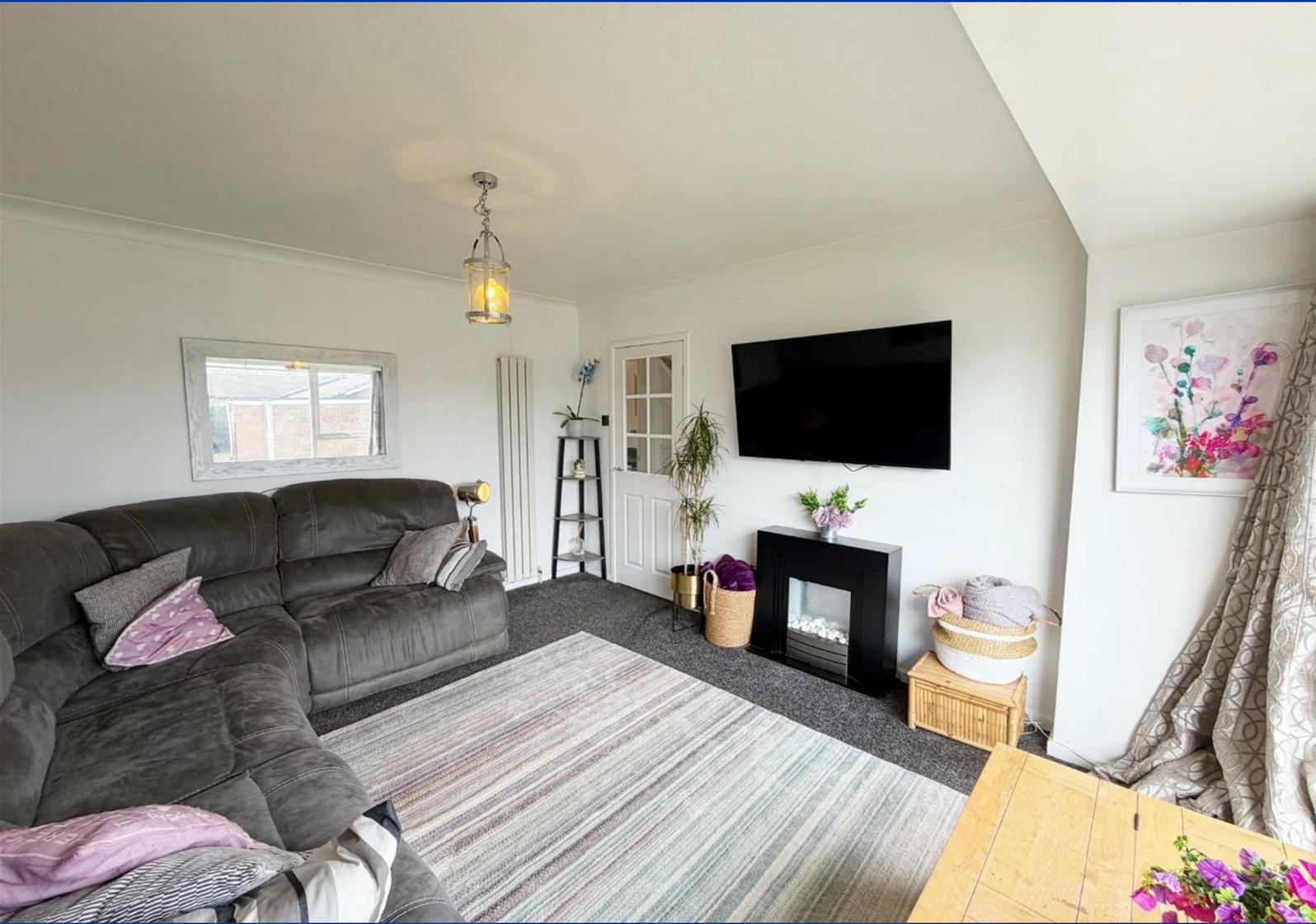
8'9 x 7'2 (2.67m x 2.18m)

**EXTERNALLY****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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## The Orchard, Sedgfield, TS21 3AQ

Approximate Gross Internal Area  
1428 sq ft - 133 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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

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