





Burdon Place,, Salters Lane, TS21 3BF

3 Bed - House - Detached

£279,950

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An absolute credit to its current owners, we are thrilled to offer to the market this exceptionally well presented & substantially upgraded three bedroom detached family home, pleasantly positioned on Burdon Place, within the highly desirable Hardwick Grange development in Sedgefield. Having easy access to the wealth of amenities Sedgefield has to offer & within excellent commuting distance to Durham City, Darlington & Teesside, this stunning residence also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this immaculate home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a sensational 20ft x 20ft (approx) open-plan lounge/kitchen/dining area, thoughtfully transformed by the current owners to create one spectacular, contemporary living space, completely reimagining the property's original layout. A fabulous cinema room, cleverly converted from the former garage, provides an additional touch of luxury. The first floor landing boasts three double bedrooms, with the master bedroom enjoying fitted wardrobes & en-suite facilities, alongside a beautiful family bathroom with modern three piece suite. Externally, this impressive property enjoys a superb sized, enclosed rear garden with attractive gravelled & decking areas, perfect for outdoor entertaining, whilst the front boasts a stunning herringbone block-paved driveway providing ample off-road parking. Immaculately presented, tastefully decorated & truly move-in ready, this outstanding family home must be viewed internally to fully appreciate its exceptional standard, stylish finish, generous proportions & thoughtfully enhanced layout.

FREEHOLD
EPC Rating: B
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

CINEMA ROOM
14'6 x 9'10 (4.42m x 3.00m)

OPEN-PLAN LOUNGE / KITCHEN / DINING AREA
20'7 x 19'11 (6.27m x 6.07m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'8 x 10'8 (4.47m x 3.25m)

EN-SUITE SHOWER ROOM
7'9 x 5'10 (2.36m x 1.78m)

BEDROOM TWO
12'1 x 10'8 (3.68m x 3.25m)

BEDROOM THREE
9'8 x 9'8 (2.95m x 2.95m)

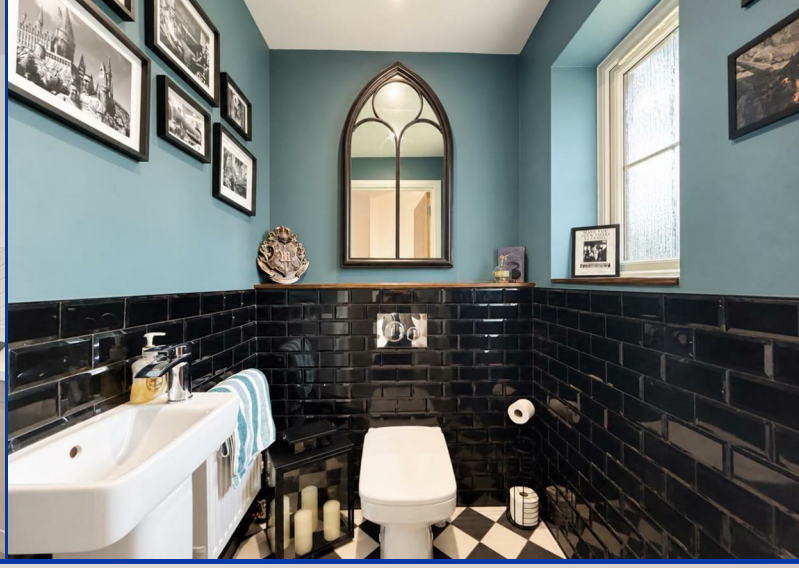
FAMILY BATHROOM
9'10 x 9'9 (3.00m x 2.97m)

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.

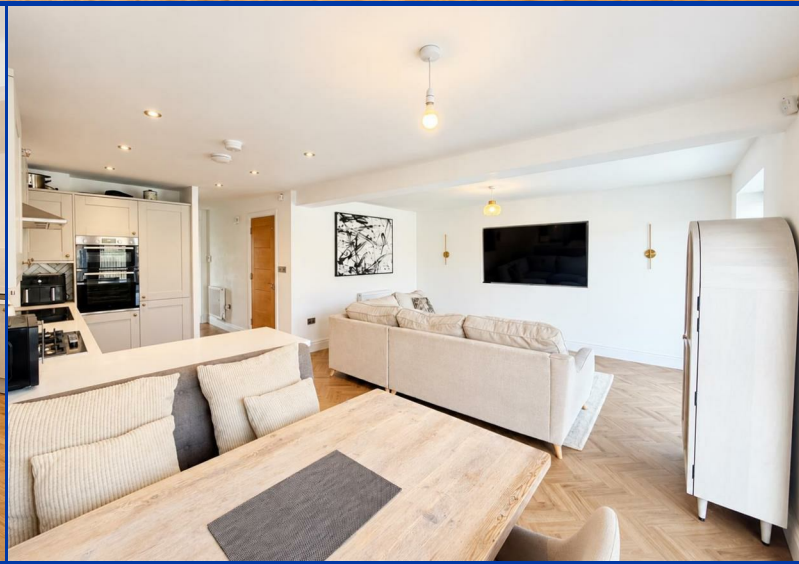
COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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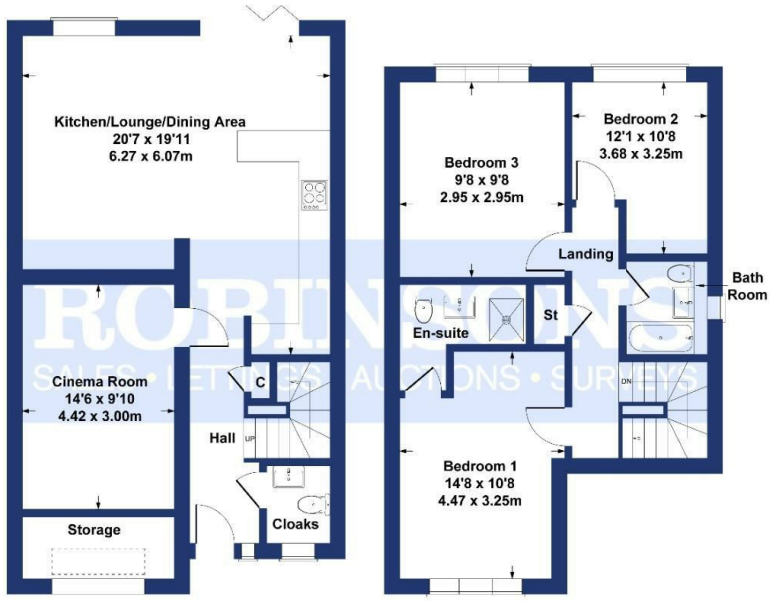
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burdon Place, Sedgefield, TS21 3BF

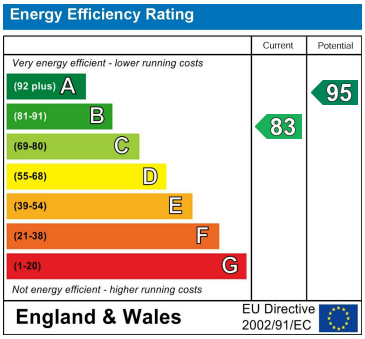
Approximate Gross Internal Area
1236 sq ft - 115 sq m



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



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@robinsonscls.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@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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RICS

ARLA Association of Residential Letting Agents

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