



Hall Lea, Sedgfield, TS21 2AN
2 Bed - Bungalow - Detached
£299,950

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Positioned pleasantly within the highly desirable village of Sedgfield, we are thrilled to offer to the market with no onward chain; this deceptively spacious detached bungalow with two double bedrooms on Hall Lea. This impressive residence boasts a neutral décor throughout, benefits from a beautiful 2023 re-fitted kitchen & represents an ideal purchase for a variety of buyers. Having easy access to all of the local amenities Sedgfield has to offer & within excellent commuting distance to major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well-proportioned home comprises: Welcoming entrance hallway with feature vaulted ceiling, two double bedrooms, fitted shower room also boasting an impressive vaulted ceiling, spacious lounge with window to rear elevation, separate dining room & the stunning re-fitted kitchen with a range of fitted wall & base units. Externally, the property enjoys a lovely sized, enclosed rear garden, largely laid to lawn with a patio area. To the front is a further lawned garden, spacious driveway providing ample off-street parking & access to a detached single garage (measuring approximately 18ft x 10ft). Properties of this style & location rarely become available, therefore we thoroughly encourage full internal inspection to fully appreciate the space, layout, presentation & overall standard of this beautiful home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE
18'1 x 11'9 (5.51m x 3.58m)

DINING ROOM
9'11 x 9'8 (3.02m x 2.95m)

2023 RE-FITTED KITCHEN
9'10 x 9'0 (3.00m x 2.74m)

MASTER BEDROOM
11'10 x 10'9 (3.61m x 3.28m)

BEDROOM TWO
10'11 x 9'10 (3.33m x 3.00m)

BATHROOM
8'9 x 6'9 (2.67m x 2.06m)

EXTERNALLY

DETACHED SINGLE GARAGE
18'2 x 10'0 (5.54m x 3.05m)

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.



OUR SERVICES

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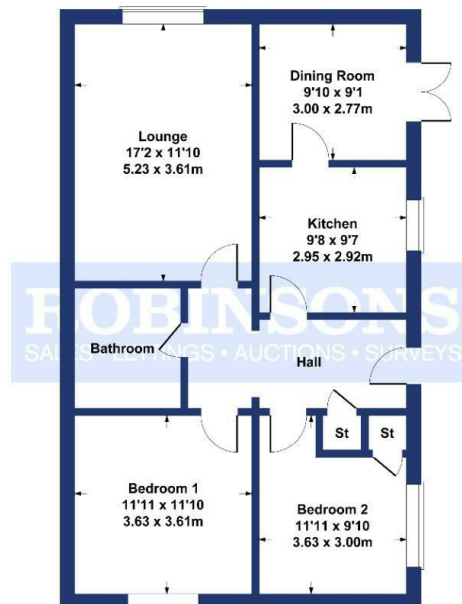
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hall Lea, Sedgfield, TS21 2AN

Approximate Gross Internal Area
840 sq ft - 78 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

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

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

SEDGFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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.



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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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