



**Winterton Avenue, Sedgfield, TS21 3NH**  
**4 Bed - House - Townhouse**  
**£265,000**

**ROBINSONS**  
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Upgraded & modernised to that of an exceptionally high standard, it is with pleasure that we offer to the market this spectacular townhouse with four double bedrooms & three bathrooms situated pleasantly within the highly sought after, family orientated location of Winterton Avenue. An absolute credit to its current owners, this immaculate residence has been vastly enhanced & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities that the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside; the property also benefits further from gas central heating & double glazing throughout. This well proportioned home offers more than ample space for the growing family & briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning 2025 re-fitted kitchen/diner/family room with a range of fitted wall & base units & integrated appliances, separate utility room & useful re-fitted ground floor cloak/wc. The first floor landing hosts a 15ft (approximately) lounge with bay window to front & newly fitted media wall, bedroom three & family bathroom with modern three piece suite. The second floor landing provides access to a beautiful master bedroom (measuring 14ft approximately) with its own dressing area & en-suite bathroom, two further double bedrooms & an additional shower room. Externally, this exquisite home enjoys an enclosed, low-maintenance garden to rear. Oozing style & sophistication, this is an amazing family property & we highly recommend thorough internal inspection in order to fully appreciate the style, size, standard, layout & quality of this remarkable residence for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: E

#### ENTRANCE HALLWAY

**2025 RE-FITTED KITCHEN / DINER / FAMILY ROOM**  
31'1 x 8'11 (9.47m x 2.72m)

**UTILITY ROOM**  
5'7 x 5'5 (1.70m x 1.65m)

#### GROUND FLOOR CLOAKS / WC

#### FIRST FLOOR LANDING

**LOUNGE**  
15'1 x 13'8 (4.60m x 4.17m)

**BEDROOM THREE**  
13'1 x 8'7 (3.99m x 2.62m)

**BATHROOM**  
7'0 x 5'5 (2.13m x 1.65m)

#### SECOND FLOOR LANDING

**MASTER BEDROOM**  
14'0 x 11'1 (4.27m x 3.38m)

**DRESSING AREA**  
6'11 x 6'4 (2.11m x 1.93m)

**EN-SUITE BATHROOM**  
6'10 x 6'4 (2.08m x 1.93m)

**BEDROOM TWO**  
15'0 x 10'9 (4.57m x 3.28m)

**BEDROOM FOUR**  
13'1 x 8'10 (3.99m x 2.69m)

**SHOWER ROOM**  
6'10 x 6'0 (2.08m x 1.83m)

#### 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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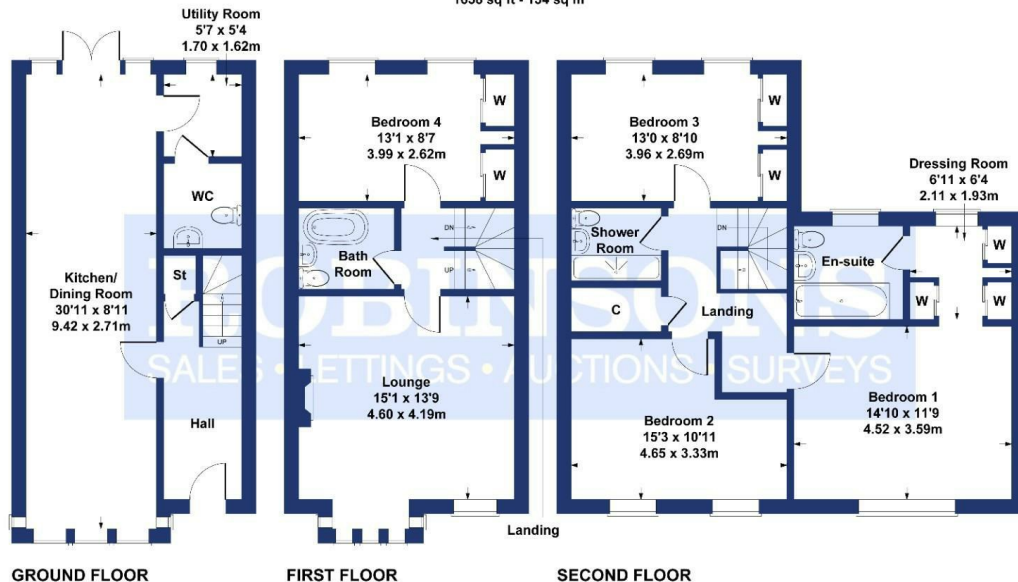
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winterton Avenue, Sedgfield, TS21 3NH

Approximate Gross Internal Area  
1658 sq ft - 154 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. 2025

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	75	84
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

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## CHESTER-LE-STREET

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## BISHOP AUCKLAND

120 Newgate Street

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## CROOK

Royal Corner

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## SPENNYMOOR

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## SEDGFIELD

3 High Street

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## WYNYARD

The Wynd

TS22 5QQ

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E: info@robinsonswyny ard.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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