



Saddler Drive, Sedgfield, TS21 2JQ
5 Bed - House - Detached
£475,000

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Designed & constructed by Story Homes; we are thrilled to offer to the market this spectacular 'Mayfair' style five bedroom detached family residence positioned beautifully within this desirable development of executive properties on Saddler Drive, Sedgfield. This stunning home is 1905 sq.ft (approximately), is presented to a 'showroom' standard throughout & boasts excellent accommodation to both ground & first floors. Having access to all of the local amenities Sedgfield has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham City, Teesside & Newcastle & benefits further from gas central heating & double glazing. This immaculate home would be the ideal purchase for buyers seeking that 'move-in ready' residence & briefly comprises: Welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, separate study with window to front elevation, an attractive lounge with views of the rear garden, fantastic sized kitchen/diner/family room (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & bi-fold doors to rear elevation & a separate utility room. The first floor landing boasts five bedrooms; two of which have en-suite facilities (& the master bedroom having a range of fitted wardrobes) & a lovely family bathroom with modern four piece suite. Externally, this prestigious home enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn; whilst to the front, there is an additional lawned area, accompanied by an excellent sized driveway with vehicle parking for several cars & access to an excellent sized garage measuring 16ft x 14ft (approximately). Only via thorough internal viewing can the quality, finish, size, layout & standard of this stunning, executive dwelling be fully appreciated.

FREEHOLD
EPC Rating: B
Council Tax Band: F

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

SEPARATE STUDY

8'5 x 7'3 (2.57m x 2.21m)

LOUNGE

18'1 x 11'11 (5.51m x 3.63m)

KITCHEN / DINING AREA

22'11 x 17'10 (6.99m x 5.44m)

UTILITY ROOM

10'10 x 5'4 (3.30m x 1.63m)

MASTER BEDROOM

17'1 x 14'5 (5.21m x 4.39m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'5 x 11'2 (3.48m x 3.40m)

EN-SUITE SHOWER ROOM

BEDROOM THREE

11'2 x 9'6 (3.40m x 2.90m)

BEDROOM FOUR

13'0 x 8'4 (3.96m x 2.54m)

BEDROOM FIVE

12'11 x 8'1 (3.94m x 2.46m)

FAMILY BATHROOM

EXTERNALLY

GARAGE

16'5 x 14'4 (5.00m x 4.37m)



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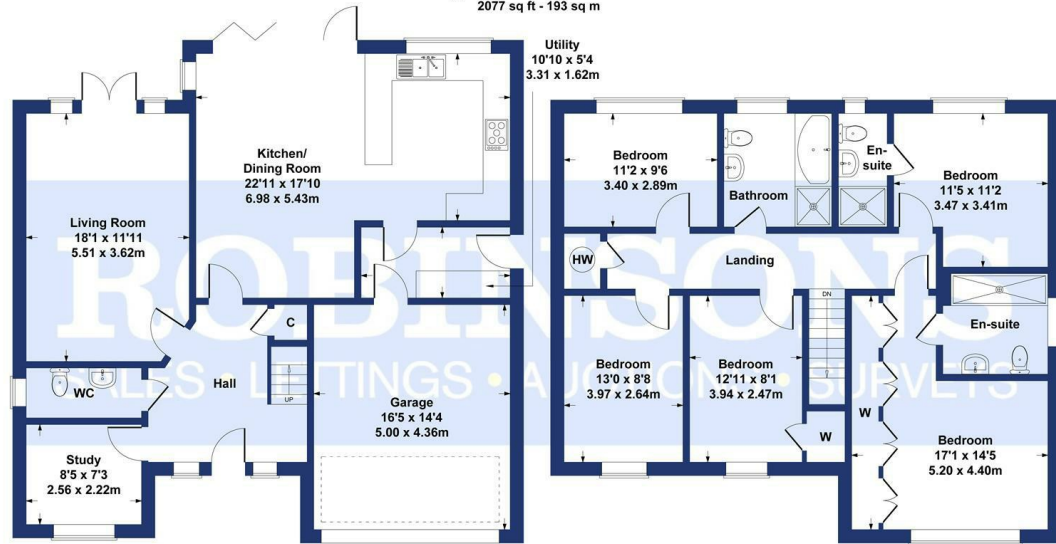
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Saddler Drive, Sedgefield, TS21 2JQ

Approximate Gross Internal Area
2077 sq ft - 193 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	92
(81-85)	B		
(76-80)	C		
(69-75)	D		
(55-68)	E		
(45-54)	F		
(31-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-85)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(31-44)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
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

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

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

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