



Durham Road, Sedgfield, TS21 3DW
5 Bed - House - Detached
Offers Around £925,000

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Durham Road Sedgefield, TS21 3DW

An exceptional opportunity to acquire this magnificent detached family residence, occupying a prestigious position on the highly sought-after Durham Road in Sedgefield. Offering four double bedrooms, four bathrooms & a versatile self-contained annexe/fifth bedroom, this outstanding home combines timeless character with contemporary family living. Originally constructed in 1931, the property has been sympathetically enhanced & modernised in recent years to create a truly impressive family home. Rich in period charm, with beautifully proportioned rooms throughout, the residence was significantly extended (& doubled in size) in 2019 to incorporate a stunning 17ft living area, a versatile annexe/multi-purpose space & an impressive principal bedroom suite. The accommodation is beautifully presented & enjoys an abundance of natural light. Three elegant reception rooms, each benefitting from attractive views across the front gardens, provide exceptional living & entertaining space. The accommodation briefly comprises: Welcoming entrance hall, ground-floor cloaks/wc, spectacular annexe/self contained living area (suitable for teenagers) with its own entrance with mezzanine living area, bedroom & fully plumbed for kitchen & private bathroom, a superb living room leading to an open-plan kitchen/dining area with a range of quality fitted units, central island & integrated appliances, utility room, formal lounge & a separate study/music room. The first floor landing provides access to four double bedrooms (two of which have en-suite facilities), family bathroom and separate WC. Externally, the property enjoys a remarkable west-facing plot, with beautifully maintained gardens wrapping around the home. Predominantly laid to lawn, the grounds are enhanced by mature trees, shrubs & planting borders, together with an attractive pond stocked with fish. A substantial gravelled driveway provides ample off-road parking for numerous vehicles and leads to a detached double garage.











ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

MULTI AREA / GAMES ROOM / ANNEXE

20'11 x 18'8 (6.38m x 5.69m)

GROUND FLOOR SHOWER ROOM

LIVING AREA

17'6 x 11'7 (5.33m x 3.53m)

OPEN-PLAN KITCHEN / DINING AREA

25'0 x 13'2 (7.62m x 4.01m)

INNER HALLWAY

UTILITY ROOM

11'2 x 6'7 (3.40m x 2.01m)

REAR ENTRANCE HALLWAY

FORMAL LOUNGE

18'9 x 12'11 (5.72m x 3.94m)

STUDY / MUSIC ROOM

14'7 x 11'11 (4.45m x 3.63m)

FIRST FLOOR LANDING

MASTER BEDROOM

18'5 x 14'3 (5.61m x 4.34m)

EN-SUITE BATHROOM

12'0 x 10'4 (3.66m x 3.15m)

BEDROOM TWO

14'6 x 11'7 (4.42m x 3.53m)

BEDROOM THREE

12'9 x 12'3 (3.89m x 3.73m)

BEDROOM FOUR

11'0 x 8'10 (3.35m x 2.69m)

EN-SUITE SHOWER ROOM

11'0 x 8'10 (3.35m x 2.69m)

FAMILY BATHROOM

7'7 x 5'1 (2.31m x 1.55m)

SEPARATE WC

EXTERNALLY

DOUBLE GARAGE

19'10 x 19'10 (6.05m x 6.05m)

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.

ADDITIONAL INFORMATION

FREEHOLD

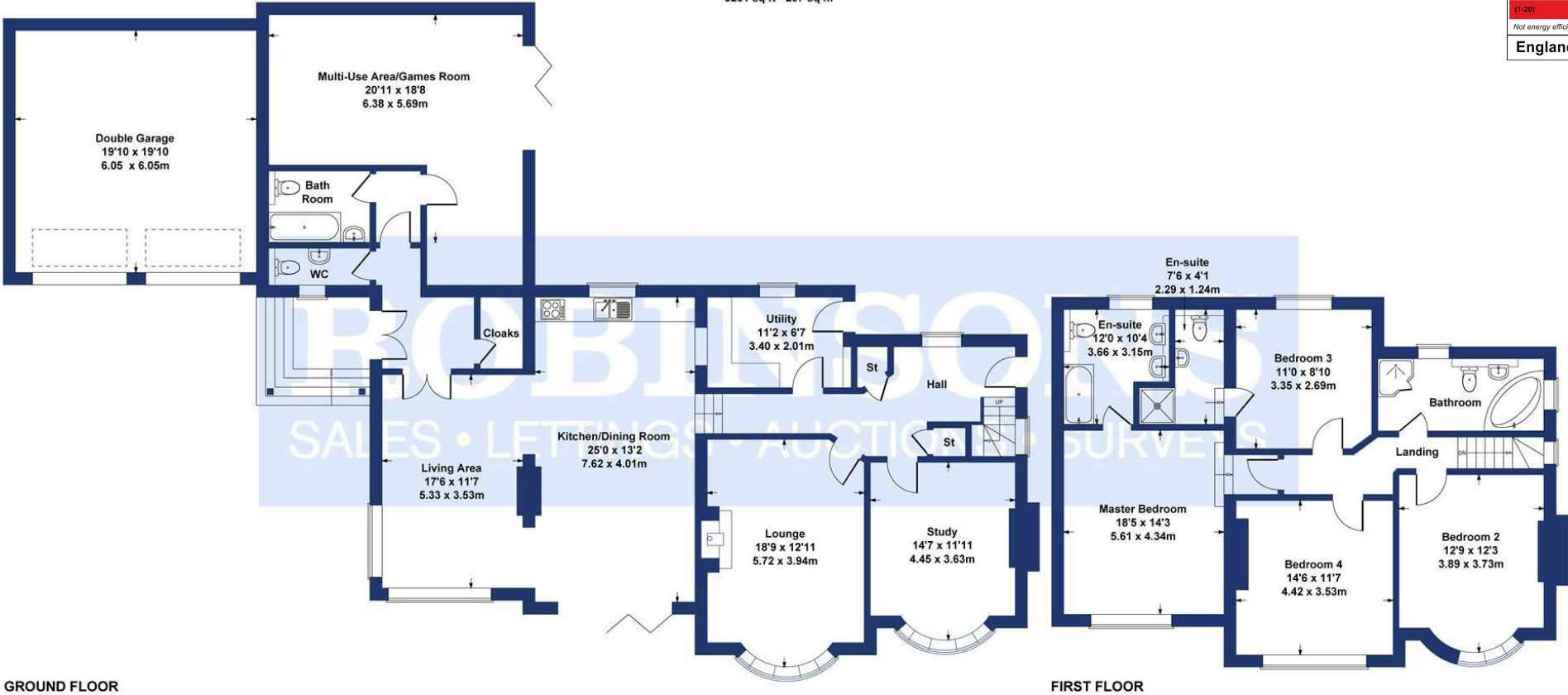
Council Tax Band: F

EPC Rating: TBC

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Approximate Gross Internal Area
3201 sq ft - 297 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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