



Hornby Avenue, Sedgfield, TS21 2JH
3 Bed - House - Semi-Detached
£249,950

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Positioned beautifully within the heart of Sedgefield; we are thrilled to offer to the market this exceptionally well presented three bedroom semi detached house on Hornby Avenue. Boasting a superb plot, this lovely home enjoys an excellent sized, enclosed South-East facing rear garden & a larger than average garage with additional driveway parking. This deceptively spacious residence has been a loving family home for many years & is the perfect purchase for a range of buyers. Having easy access to all of the local amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a 'Baxi' combi boiler, double glazing & a 2025 re-fitted roof. In brief, this tastefully decorated home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful re-fitted ground floor cloaks/wc, a stunning open-plan lounge/dining area (measuring 20ft approximately) with patio doors to the enclosed rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a re-fitted family bathroom with modern four piece suite & under floor heating. Externally, the stunning gardens to both front & rear have been exceptionally well maintained, the 33ft (approximately) garage benefits from a re-fitted roof & the larger than average driveway provides additional parking. We thoroughly recommend internal inspection in order to fully appreciate the style, space, quality & layout of this impressive home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

L-SHAPED LOUNGE / DINING AREA
20'3 x 20'3 (6.17m x 6.17m)

KITCHEN
11'4 x 8'4 (3.45m x 2.54m)

FIRST FLOOR LANDING

MASTER BEDROOM
10'9 x 10'6 (3.28m x 3.20m)

BEDROOM TWO
12'2 x 10'7 (3.71m x 3.23m)

BEDROOM THREE
10'1 x 9'3 (3.07m x 2.82m)

FAMILY BATHROOM

EXTERNALLY

GARAGE

33'0 x 10'5 (10.06m x 3.18m)

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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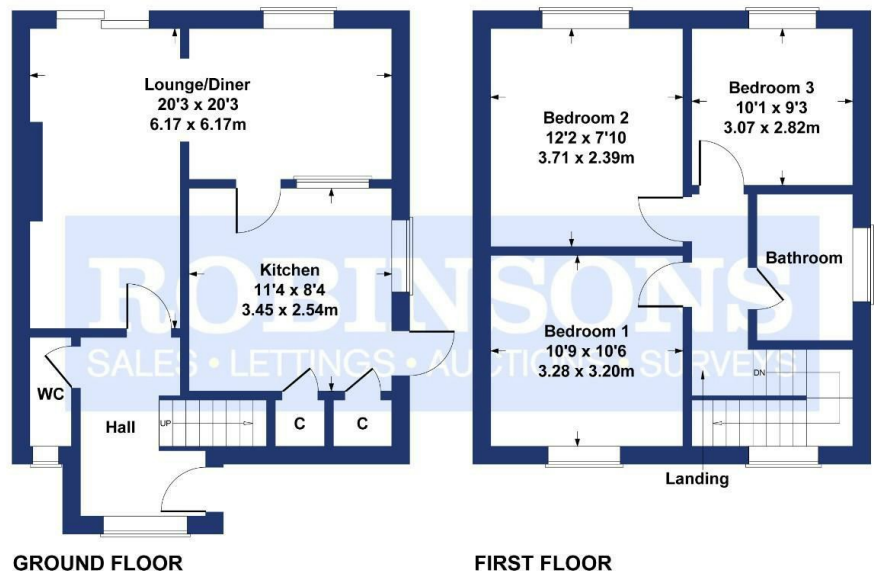
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hornby Avenue, Sedgfield, TS21 2JH

Approximate Gross Internal Area
972 sq ft - 90 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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