



Turnpike Walk, Sedgefield, TS21 3NP  
3 Bed - House - Semi-Detached  
£205,000

**ROBINSONS**  
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Pleasantly situated on the popular Winterton Estate overlooking the green; we are thrilled to offer to the market this tastefully decorated semi detached house with three bedrooms on Turnpike Walk. Having easy access to all of the local amenities offered in & around Sedgfield itself & within excellent commuting distance to all major road networks & bus routes, this impressive home also benefits from gas central heating & double glazing throughout. This is the ideal purchase for young families & in brief, this deceptively spacious residence comprises: Welcoming entrance lobby with access through to a useful ground floor cloaks/wc (which was re-fitted in November 2022), spacious lounge with window to front elevation & stairs to first floor, kitchen with range of fitted wall & base units & access into a separate dining room which has patio doors to the rear garden. The first floor landing boasts three bedrooms; (two of which have built-in wardrobes), the master bedroom having en-suite facilities & a separate family bathroom with three piece suite (which was also re-fitted in November 2022). Externally, the front is open aspect with lovely views, whilst to the rear, there is an enclosed rear garden which is paved with a lovely York flagstone. A single garage (measuring 19ft approximately) is accompanied by an additional block paved driveway & E.C charging point. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, layout & size of this stunning home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: C

#### ENTRANCE LOBBY

#### 2022 RE-FITTED CLOAKS / WC

**LOUNGE**  
16'3 x 12'2 (4.95m x 3.71m)

**KITCHEN**  
10'8 x 8'2 (3.25m x 2.49m)

**DINING ROOM**  
10'8 x 7'8 (3.25m x 2.34m)

#### FIRST FLOOR LANDING

**MASTER BEDROOM**  
9'8 x 8'3 (2.95m x 2.51m)

#### EN-SUITE SHOWER ROOM

**BEDROOM TWO**  
9'7 x 9'3 (2.92m x 2.82m)

**BEDROOM THREE**  
9'1 x 6'3 (2.77m x 1.91m)

**2022 RE-FITTED BATHROOM**  
6'2 x 5'6 (1.88m x 1.68m)

#### EXTERNALLY

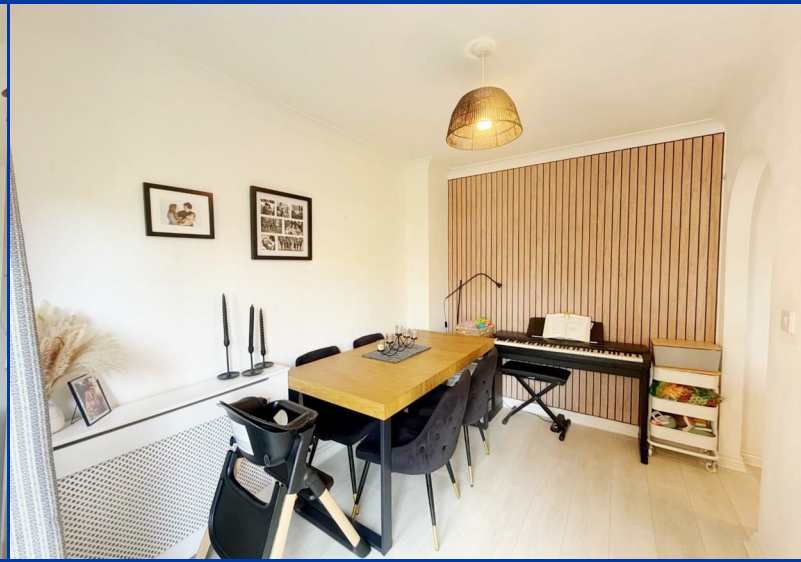
**SINGLE GARAGE**  
17'9 x 8'9 (5.41m x 2.67m)

#### 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.



# OUR SERVICES

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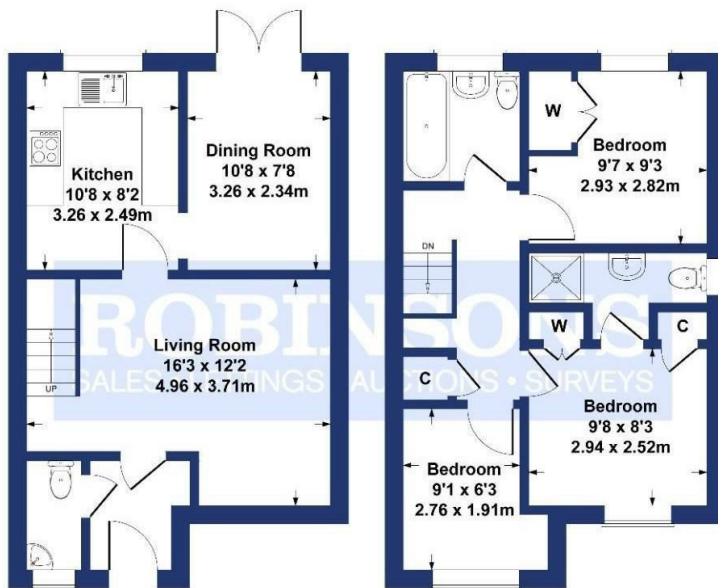
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Approximate Gross Internal Area  
818 sq ft - 76 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. 2022

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

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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## SEDFIELD

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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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