



Russell Close, Salters Lane, Sedgfield, TS21 3FA
4 Bed - House - Detached
£347,500

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Designed & constructed by Fallowdale Homes in 2025; it is with pleasure that we offer to the market this beautiful 'Slaley' style four bedroom detached house situated pleasantly within this highly sought after development of executive properties on Russell Close, Hardwick Grange in Sedgefield. This stunning home is finished off to a high standard throughout, boasts light & spacious rooms & is the perfect purchase for families seeking both quality & space. Having easy access to all of the local amenities the desirable village of Sedgefield itself has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing. This tastefully decorated residence is flooded with natural light & briefly comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, an outstanding 23ft (approximately) kitchen/diner/family room with a range of fitted wall & base units with integrated appliances & bi-fold doors to the rear garden, separate utility room & further access to a useful ground floor cloaks/wc. The first floor landing boasts four bedrooms; the master bedroom having en-suite facilities & the stylish family bathroom with modern four piece suite. Externally, this lovely home enjoys a good sized enclosed, South-facing garden to the rear which is largely laid to lawn, whilst the front boasts a driveway with ample vehicle parking & a detached single garage (measuring 19ft approximately). We urge clients not to miss out on this excellent opportunity & encourage thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this exceptionally well proportioned home for sale.

FREEHOLD

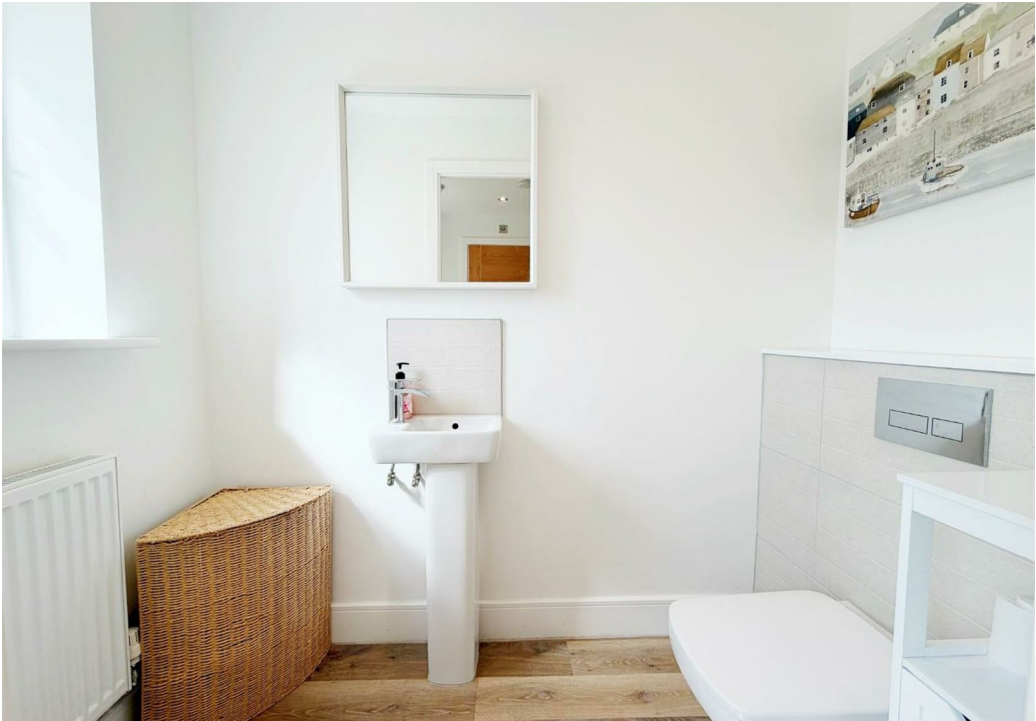
EPC Rating: B

Council Tax Band: E











ENTRANCE HALLWAY

LOUNGE

14'7 x 10'8 (4.45m x 3.25m)

OPEN-PLAN KITCHEN/DINER/FAMILY ROOM

22'10 x 17'8 (6.96m x 5.38m)

UTILITY ROOM

7'4 x 6'8 (2.24m x 2.03m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

11'0 x 10'10 (3.35m x 3.30m)

EN-SUITE SHOWER ROOM

8'4 x 4'9 (2.54m x 1.45m)

BEDROOM TWO

13'1 x 11'7 (3.99m x 3.53m)

BEDROOM THREE

12'4 x 9'2 (3.76m x 2.79m)

BEDROOM FOUR

9'6 x 9'6 (2.90m x 2.90m)

FAMILY BATHROOM

9'2 x 5'7 (2.79m x 1.70m)

EXTERNALLY

GARAGE

19'10 x 10'4 (6.05m x 3.15m)

DISCLAIMER

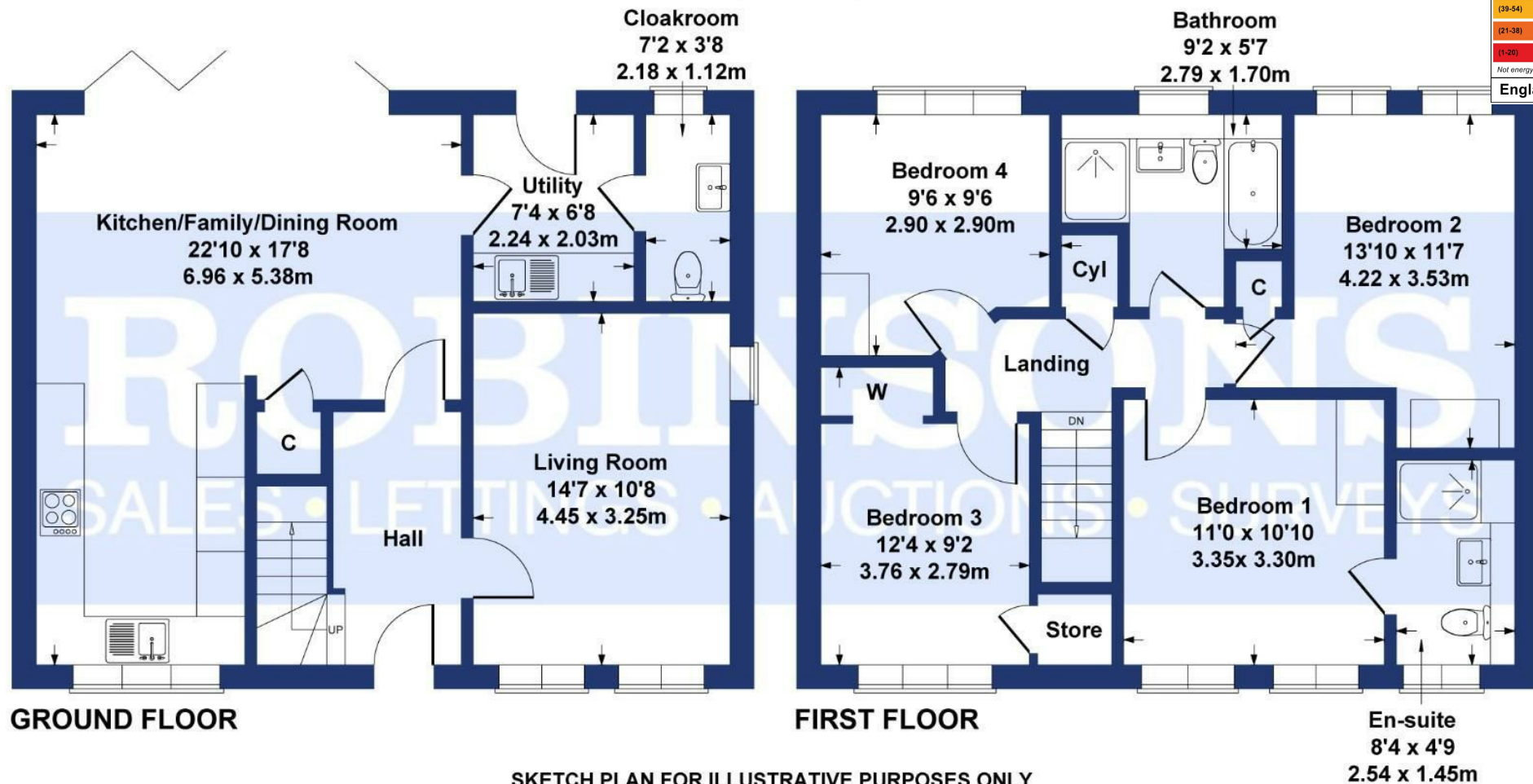
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative 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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Approximate Gross Internal Area
1317 sq ft - 122 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		94
(81-81) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

