



Eastwell Close, Sedgfield, TS21 3BL
4 Bed - House - Detached
Reduced £269,950

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Nestled beautifully at the head of a small cul-de-sac; we are delighted to offer to the market with no onward chain, this deceptively spacious detached house with four bedrooms on Eastwell Close, within the heart of Sedgefield. This well proportioned residence has been a loving home for many years & whilst elements of the property do require some internal modernisation, it would be the perfect purchase for clients seeking a home which they can put their own stamp on. Having easy access to all of the immediate amenities the highly desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links & bus routes, this impressive home also benefits from gas central heating via a combi boiler & double glazing. In brief, the property itself comprises: Welcoming entrance hallway with a beautiful vaulted ceiling, stairs to the first floor & access to a useful ground floor cloaks/wc, a spectacular lounge (measuring approximately 23ft) with window to front elevation & patio doors to rear, separate dining room & an impressive 18ft (approximately) kitchen with a range of fitted wall & base units with further access to garage. The first floor landing boasts four bedrooms & a re-fitted shower room. Externally, the property enjoys a low maintenance garden to the rear which is fully paved whilst to the front, there is a further paved area with access to the single garage. We encourage thorough internal inspection in order to fully appreciate the style, layout & potential of this beautifully positioned residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
23'4 x 11'6 (7.11m x 3.51m)

DINING AREA
9'3 x 8'10 (2.82m x 2.69m)

KITCHEN
18'8 x 7'9 (5.69m x 2.36m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'0 x 9'6 (3.96m x 2.90m)

BEDROOM TWO
13'6 x 7'11 (4.11m x 2.41m)

BEDROOM THREE
11'10 x 8'3 (3.61m x 2.51m)

BEDROOM FOUR
8'3 x 7'11 (2.51m x 2.41m)

SHOWER ROOM
7'0 x 6'3 (2.13m x 1.91m)

EXTERNALLY

GARAGE



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Eastwell Close, Sedgfield, TS21 3BL

Approximate Gross Internal Area
1319 sq ft - 123 sq m



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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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

SEDGFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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.

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