



St. Edmunds Green, Sedgfield, TS21 3HT
4 Bed - House - Detached
£399,950

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Positioned beautifully within a small cul-de-sac; we are delighted to offer to the market this exceptionally well presented, executive detached residence on St. Edmunds Green, within the highly sought after, family orientated location of Sedgefield. This well proportioned property has been extended to the rear elevation to incorporate a stunning garden room with bi-fold doors, enjoys an additional sitting room (which was originally a single garage) & is the perfect purchase for the growing family seeking both style & space. Having easy access to all of the immediate 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 combi boiler & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, beautiful lounge with bay window to front elevation, the additional sitting room (which is currently used as a study/family area), a superb size kitchen/dining area (measuring 20ft approximately) with a range of fitted wall & base units & further access to the lovely garden room & separate utility room. The first floor landing boasts four double bedrooms (the master bedroom having en-suite facilities) & family bathroom with modern three piece suite. Externally, this exquisite home enjoys a lovely sized, private, enclosed garden to the rear with additional shed/workshop to the side, whilst the front is open aspect & has a block paved driveway with ample vehicle parking. This property is sensational & we highly recommend thorough internal inspection in order to fully appreciate its style, standard, layout & quality throughout.

FREEHOLD
EPC Rating: TBC
Council Tax Band: E

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

18'3 x 11'2 (5.56m x 3.40m)

SITTING ROOM

18'3 x 8'3 (5.56m x 2.51m)

KITCHEN / DINING AREA

20'5 x 9'5 (6.22m x 2.87m)

GARDEN ROOM

9'1 x 8'11 (2.77m x 2.72m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'4 x 11'5 (4.98m x 3.48m)

EN-SUITE SHOWER ROOM

6'3 x 6'0 (1.91m x 1.83m)

BEDROOM TWO

12'4 x 9'4 (3.76m x 2.84m)

BEDROOM THREE

9'10 x 9'4 (3.00m x 2.84m)

BEDROOM FOUR

9'1 x 8'6 (2.77m x 2.59m)

FAMILY BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

EXTERNALLY

42'0 x 36'0 (12.80m x 10.97m)

SHED / WORK SPACE

23'9 x 3'10 (7.24m x 1.17m)



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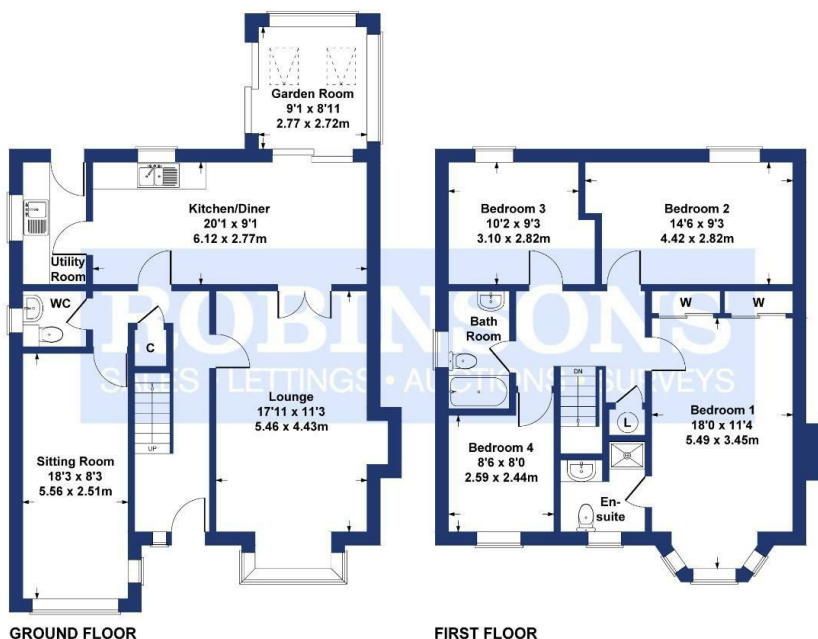
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Edmunds Green, Sedgefield, TS21 3HT

Approximate Gross Internal Area
1567 sq ft - 146 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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