



Pasture Field, Sedgfield, TS21 3NT
5 Bed - House - Detached
£350,000

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Nestled within the heart of the highly desirable Winterton Estate in Sedgfield, it is with pleasure that we offer to the market this spacious & well planned five bedroom, three storey detached family home on Pasture Field. This exquisite residence ticks every box for the modern family, has easy access to all of the immediate amenities Sedgfield itself has to offer, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. Internally this well proportioned home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, dual aspect lounge with French doors to rear garden, separate dining room, a stunning 2025 re-fitted breakfasting kitchen with a range of fitted wall & base units & separate utility room. The first floor landing hosts three of the bedrooms (the master bedroom having fitted wardrobes, dressing area & a 2025 re-fitted en-suite shower room. The second bedroom also enjoys en-suite facilities, which was also re-fitted in 2025. To the second floor, there are two generous sized bedrooms both with fitted storage & the family bathroom with three piece suite. Externally, the front garden is open aspect & laid to lawn, whilst the rear garden is fully enclosed with timber storage shed, brick built bbq, water tap, flagstone patio & access to both front & rear. Beyond the garden itself there is a garage with remote control roller shutter door. We encourage thorough internal inspection in order to fully appreciate the style, layout, space & standard of this remarkable home for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: F .

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
19'3 x 11'3 (5.87m x 3.43m)

SEPARATE DINING ROOM
10'9 x 8'9 (3.28m x 2.67m)

2025 RE-FITTED BREAKFASTING KITCHEN
17'0 x 10'3 (5.18m x 3.12m)

UTILITY ROOM
7'3 x 5'3 (2.21m x 1.60m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'4 x 11'2 (3.45m x 3.40m)

DRESSING AREA

2025 RE-FITTED EN-SUITE SHOWER ROOM

BEDROOM TWO
11'9 x 10'5 (3.58m x 3.18m)

2025 RE-FITTED EN-SUITE SHOWER ROOM

BEDROOM FIVE
7'6 x 6'9 (2.29m x 2.06m)

SECOND FLOOR LANDING

BEDROOM THREE
14'4 x 11'3 (4.37m x 3.43m)

BEDROOM FOUR
14'4 x 10'5 (4.37m x 3.18m)

FAMILY BATHROOM
9'2 x 6'9 (2.79m x 2.06m)

EXTERNALLY

SINGLE GARAGE

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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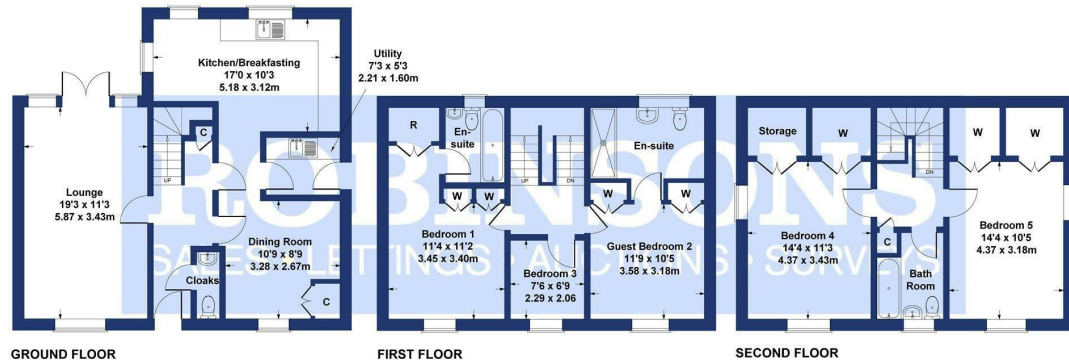
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pasturfield Sedgefield

Approximate Gross Internal Area
1796 sq ft - 167 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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	

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