



**Belsay Court, Sedgefield, TS21 2JA**  
**3 Bed - House - Semi-Detached**  
**£199,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Situated pleasantly within the highly sought after, family orientated location of Sedgefield, it is with pleasure that we offer to the market with no onward chain, this immaculate three bedroom semi detached house on Belsay Court. This tastefully decorated property has been maintained to an exceptionally high standard throughout & boasts ample space for modern family living. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to all major road networks & bus routes, the property benefits further from double glazing & gas central heating throughout. This property boasts additions such as a front porch & a garden room to rear. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a beautiful lounge (measuring 14ft x 13ft approximately) with window to front elevation & double doors through to a kitchen/dining area with a range of fitted wall & base units, a good sized garden room which enjoys views of the rear garden & an inner lobby with access to a useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & family bathroom with modern three piece suite. Externally, the property enjoys an enclosed garden to the rear whilst to the front, there is an excellent sized driveway with access to single garage (measuring 17ft approximately). We highly recommend thorough internal inspection in order to fully appreciate the size, layout, style, presentation & standard of this stunning home for sale.

#### FREEHOLD

EPC Rating: TBC

Council Tax Band: C

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### LOUNGE

14'11 x 13'5 (4.55m x 4.09m)

#### KITCHEN / DINING AREA

18'10 x 9'0 (5.74m x 2.74m)

#### GARDEN ROOM

10'6 x 9'6 (3.20m x 2.90m)

#### INNER LOBBY

#### GROUND FLOOR CLOAKS / WC

5'8 x 4'4 (1.73m x 1.32m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

11'8 x 11'2 (3.56m x 3.40m)

#### BEDROOM TWO

11'10 x 10'8 (3.61m x 3.25m)

#### BEDROOM THREE

8'8 x 8'7 (2.64m x 2.62m)

#### FAMILY BATHROOM

8'7 x 5'6 (2.62m x 1.68m)

#### EXTERNALLY

#### SINGLE GARAGE

17'0 x 7'8 (5.18m x 2.34m)

#### 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

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

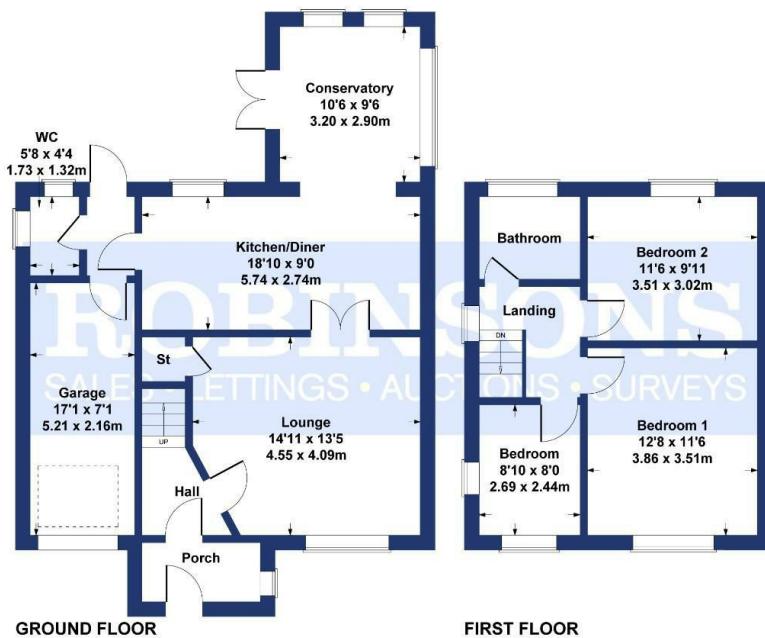
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Belsay Court, Sedgefield, TS21 2JA

Approximate Gross Internal Area  
1171 sq ft - 109 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. 2026

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		
England & Wales	EU Directive 2002/91/EC	

## 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@robinsonsccls.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@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Association of  
Residential Letting Agents

# ROBINSONS

SALES • LETTINGS • AUCTIONS

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