

**Dunelm Court, Sedgfield, TS21 2JS**  
**5 Bed - House - Detached**  
**£450,000**

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Beautifully situated overlooking Station Road, within a cul-de-sac of only 16 executive dwellings in the heart of the highly desirable village of Sedgefield; we are thrilled to offer to the market with no onward chain, this spectacular detached house with five bedrooms & additional ground floor study on Dunelm Court. This well proportioned property has been a loving family home for many years, is flooded with natural light throughout & is, in our opinion; the perfect purchase for the larger family or those seeking internal space. Having easy access to all of the immediate amenities offered within Sedgefield itself & 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 deceptively spacious property comprises: Entrance porch through to a welcoming hallway with stairs to first floor & access to a useful ground floor utility/wc, separate study/snug, an exquisite lounge (measuring 17ft approx) with window to front elevation & arched access through to a dining room with French doors to rear & a lovely breakfasting kitchen with a range of fitted wall & base units. The stunning galleried landing to the first floor provides access to five good sized bedrooms (the master bedroom having an en-suite facilities) & a beautiful family bathroom with modern three piece suite. Externally, this immaculate home enjoys a lovely sized, enclosed garden to the rear which is largely laid to lawn, an equally impressive South-facing lawned garden area to the front, alongside a spacious driveway (which provides ample vehicle parking for upto three vehicles) & leads to an 18ft (approx) single garage with EV charging point. We highly encourage thorough internal inspection in order to fully appreciate the quality, space, style & layout of this remarkable family residence for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: F

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### GROUND FLOOR CLOAKS / WC

#### GROUND FLOOR STUDY

10'5 x 7'5 (3.18m x 2.26m)

#### LOUNGE

17'8 x 13'0 (5.38m x 3.96m)

#### DINING ROOM

10'8 x 9'10 (3.25m x 3.00m)

#### BREAKFASTING KITCHEN

16'10 x 8'8 (5.13m x 2.64m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

13'2 x 11'0 (4.01m x 3.35m)

#### EN-SUITE SHOWER ROOM

6'0 x 4'5 (1.83m x 1.35m)

#### BEDROOM TWO

11'9 x 9'9 (3.58m x 2.97m)

#### BEDROOM THREE

11'7 x 7'6 (3.53m x 2.29m)

#### BEDROOM FOUR

9'3 x 8'5 (2.82m x 2.57m)

#### BEDROOM FIVE

7'5 x 6'0 (2.26m x 1.83m)

#### FAMILY BATHROOM

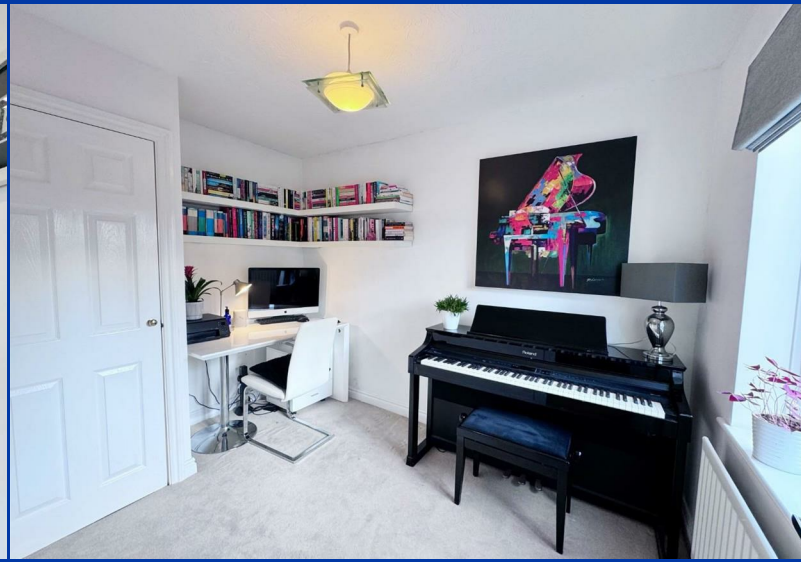
7'4 x 5'8 (2.24m x 1.73m)

#### EXTERNALLY

#### SINGLE GARAGE

18'0 x 9'1 (5.49m x 2.77m)







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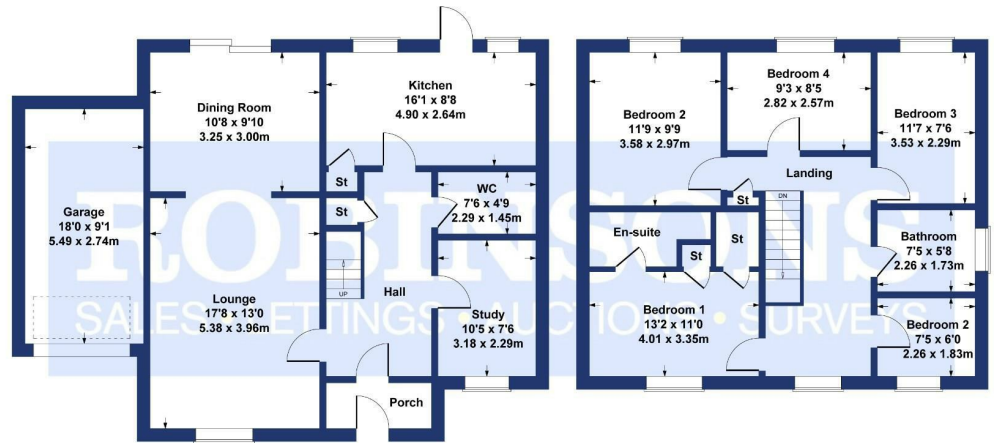
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Dunelm Court, Sedgfield, TS21 2JS

Approximate Gross Internal Area  
1728 sq ft - 161 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
55-64 kWh/m²/yr D			
45-54 kWh/m²/yr E			
35-44 kWh/m²/yr F			
25-34 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
105-120 g/kWh A			
81-104 g/kWh B			
65-80 g/kWh C			
55-64 g/kWh D			
45-54 g/kWh E			
35-44 g/kWh F			
25-34 g/kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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