



The Orchard, Sedgefield, TS21 3AN
3 Bed - House - Detached
£299,950

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Positioned beautifully within a small cul-de-sac in the heart of Sedgefield; we are delighted to offer to the market this exceptionally well presented, extended detached house with three bedrooms on The Orchard. This deceptively spacious residence has been maintained to a superb standard throughout & boasts a stunning L-shaped extension incorporating the original garage & adding room to the rear with airy French doors & velux windows overlooking the extended rear garden. Having easy access to all of the immediate amenities offered within the beautiful village of Sedgefield itself & within excellent commuting distance to Durham City, Darlington & Teesside; this well proportioned home also benefits from gas central heating via a combi boiler, double glazing, solar panels & CCTV. In brief, the home itself comprises: Welcoming entrance hallway with stairs to the first floor & access through to a useful ground floor shower room/wc, a spectacular sized lounge (measuring 17ft approximately) with windows to both front & side elevations, a stunning breakfasting kitchen (measuring 17ft approximately) with a range of fitted wall & base units & further access through to the beautiful garden room. The first floor landing enjoys three good sized bedrooms & family bathroom with modern three piece suite. Externally, the enclosed garden area to the rear is much larger than the average plot within the estate itself, is largely laid to lawn with feature patio area & summer house. To the front, there is a resin driveway providing ample vehicle parking for several cars. We thoroughly encourage internal inspection in order to fully appreciate the style, size, layout & specification of this beautiful home for sale.

BEDROOM THREE

10'6 x 7'10 (3.20m x 2.39m)

FAMILY BATHROOM**EXTERNALLY**

FREEHOLD

EPC Rating: D

Council Tax Band: C

ENTRANCE HALLWAY**GROUND FLOOR SHOWER ROOM / WC****LOUNGE**

17'9 x 10'6 (5.41m x 3.20m)

KITCHEN

17'9 x 8'4 (5.41m x 2.54m)

GARDEN ROOM

17'11 x 17'11 (5.46m x 5.46m)

FIRST FLOOR LANDING**MASTER BEDROOM**

13'4 x 9'3 (4.06m x 2.82m)

BEDROOM TWO

11'8 x x 8'4 (3.56m x x 2.54m)



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Orchard, Sedgfield, TS21 3AN

Approximate Gross Internal Area
1163 sq ft - 108 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		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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