



Melgrove Way, Sedgfield, TS21 2JN
3 Bed - House - Detached
£284,950

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Melgrove Way Sedgefield, TS21 2JN

An absolute credit to its current owners; it is with pleasure that we offer to the market this spectacular, extended detached house with three bedrooms positioned beautifully on Melgrove Way, within the highly sought after, family orientated location of Sedgefield. Having easy access to all of the local amenities that Sedgefield has to offer & within excellent commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside, the property benefits further from gas central heating via a combi boiler (with a 'Hive' central heating system) & double glazing throughout. Presented to the market with both style & sophistication; this contemporary property is flooded with natural light throughout & briefly comprises: A welcoming, extended entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, breakfasting kitchen (measuring 27ft approximately) with a range of modern wall & base units with French doors to the rear garden & a beautiful lounge/dining area (measuring 24ft approximately) with log burning stove & further French doors to the rear elevation. The first floor landing boasts three bedrooms & a modern family bathroom with three piece suite. Externally, there is an enclosed rear garden with paved patio area, artificial lawned area & an impressive gazebo housing an additional patio area, whilst to the front, there is a spacious driveway offering ample vehicle parking that leads to a detached single garage with the added benefit of an EV charging point. We highly recommend thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this remarkable home for sale.

FREEHOLD

EPC Rating: E

Council Tax Band: D











ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE / DINING AREA

24'9 x 10'11 (7.54m x 3.33m)

BREAKFASTING KITCHEN

27'9 x 8'0 (8.46m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'8 x 8'3 (3.56m x 2.51m)

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)

BEDROOM THREE

7'0 x 8'9 (2.13m x 2.67m)

FAMILY BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

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.

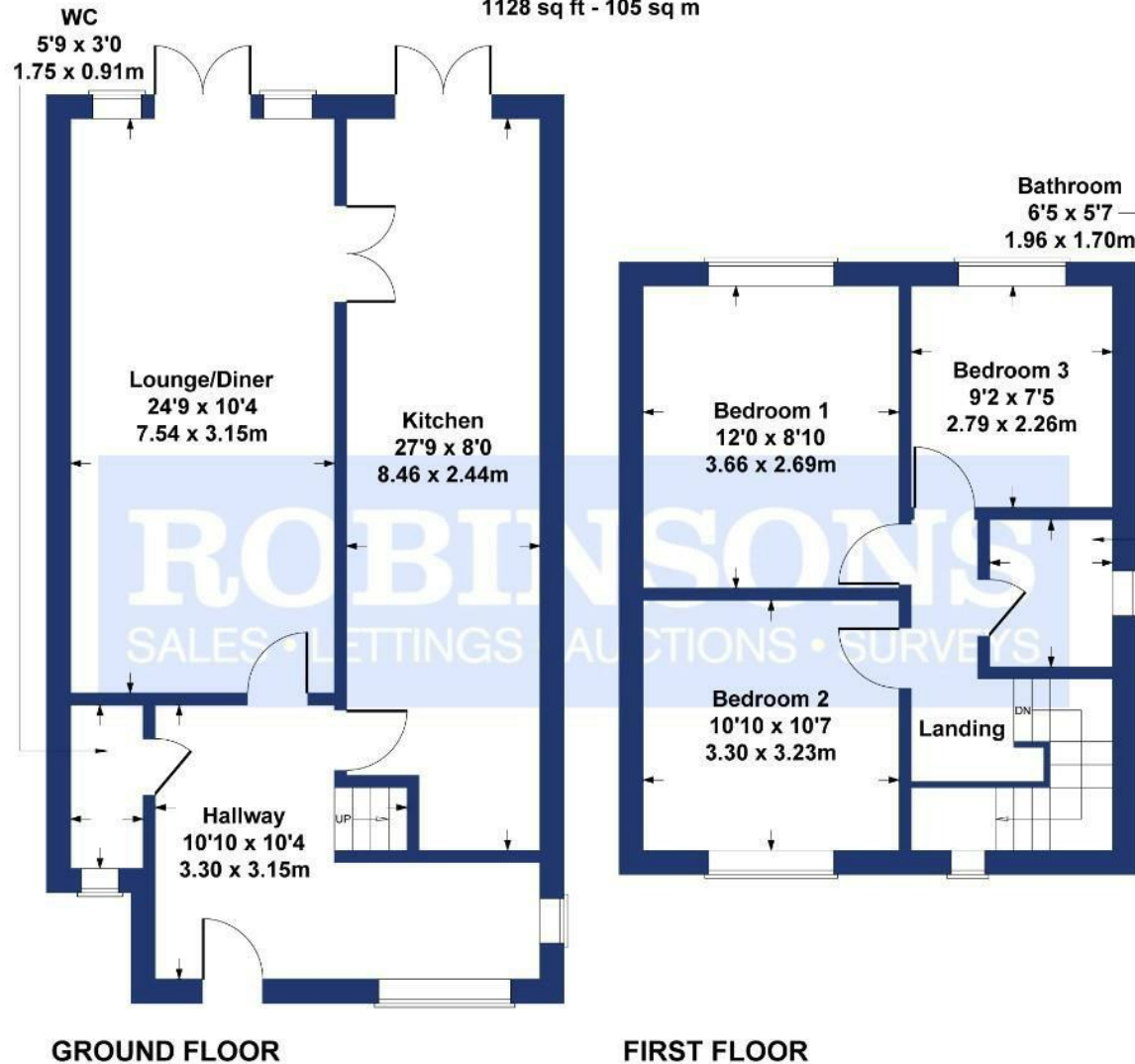
COMPLIANCE

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Approximate Gross Internal Area
1128 sq ft - 105 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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(14-22) F			
(1-13) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		52	76

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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