



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

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It is with pleasure that we offer to the market with no onward chain; this exceptionally well presented three bedroom semi detached house on Beslay Court, positioned beautifully within the popular, family orientated location of Sedgfield. This deceptively spacious residence has been a loving home for many years, is decorated neutrally throughout & is the ideal purchase for the growing family. Having easy access to all of the local amenities the desirable village of Sedgfield has to offer & 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 impressive property comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, a lovely open-plan lounge/dining area with bow window to front elevation & patio doors to the rear garden, kitchen with a range of fitted wall & base units & access through to a rear lobby with ground floor cloaks / wc. The first floor landing boasts three bedrooms & a stunning, re-fitted shower room. Externally, the home enjoys an enclosed, West-facing rear garden which is largely laid to lawn, whilst to the front, there is an additional lawned area accompanied by a driveway with further access to a 16ft (approximately) single garage. This is a stunning home which has been extremely well cared for & we thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality & layout.

FREEHOLD

Council Tax Band: C

EPC Rating: TBC

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### LOUNGE / DINING AREA

22'7 x 11'9 (6.88m x 3.58m)

#### KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

#### REAR LOBBY

#### GROUND FLOOR CLOAKS / WC

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

12'2 x 11'11 (3.71m x 3.63m)

#### BEDROOM TWO

12'2 x 9'10 (3.71m x 3.00m)

#### BEDROOM THREE

8'6 x 8'2 (2.59m x 2.49m)

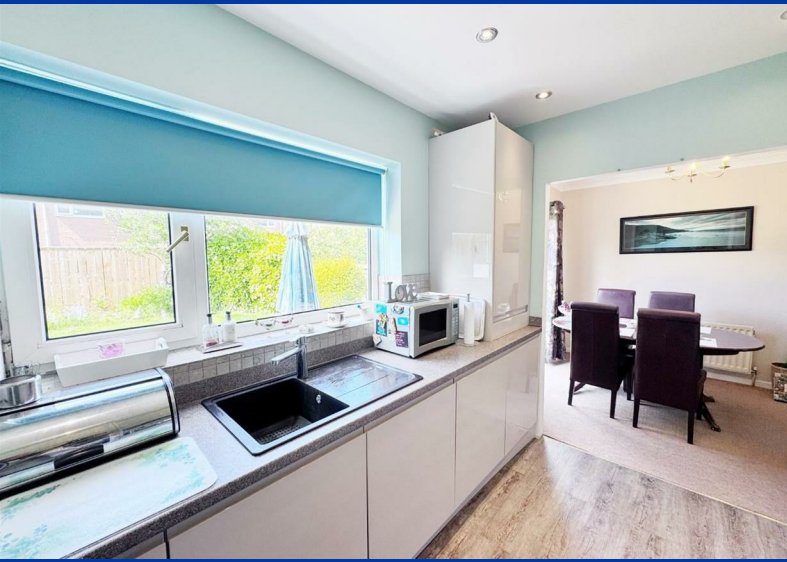
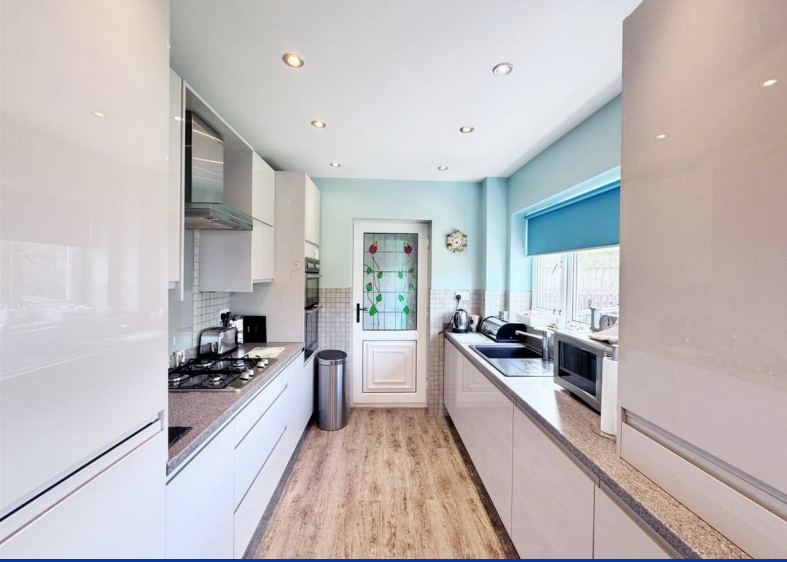
#### SHOWER ROOM

8'5 x 5'3 (2.57m x 1.60m)

#### EXTERNALLY

#### SINGLE GARAGE

16'9 x 7'10 (5.11m x 2.39m)



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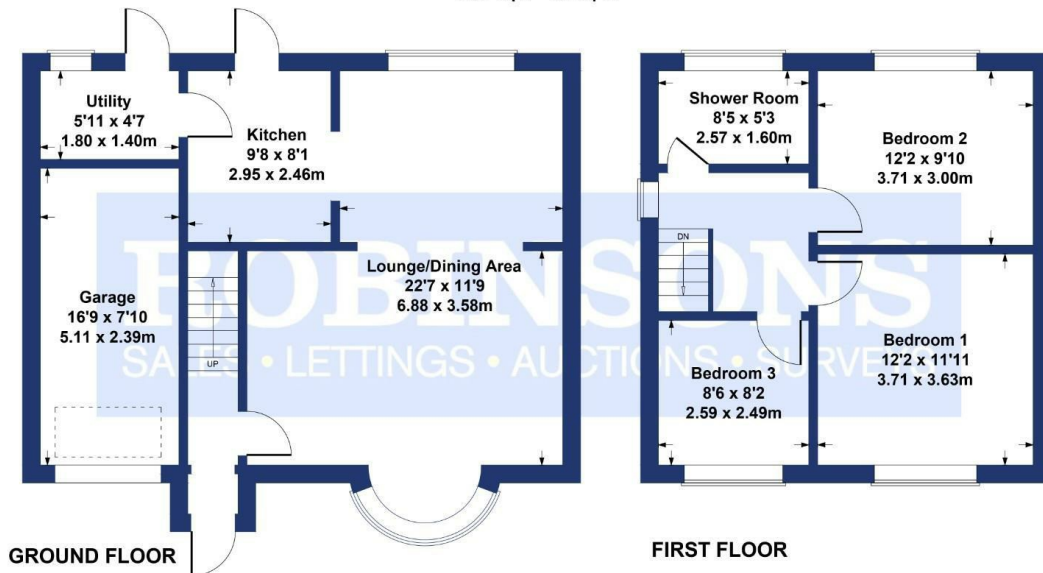
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Belsay Court, Sedgfield, TS21 2JA

Approximate Gross Internal Area  
1151 sq ft - 107 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. 2025

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (91-95)                                     | B |                         |           |
| (81-90)                                     | C |                         |           |
| (69-80)                                     | D |                         |           |
| (55-68)                                     | E |                         |           |
| (41-54)                                     | F |                         |           |
| (21-40)                                     | 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 | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (41-54)                                                         | E |                         |           |
| (21-40)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| 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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# ROBINSONS

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