



Cragside, Sedgfield, TS21 2DQ  
4 Bed - House - Detached  
£295,000

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## Cragside Sedgefield, TS21 2DQ

Delightfully positioned overlooking the green within one of Sedgefields most desirable locations; we are thrilled to offer to the market with no onward chain this lovely four bedroom detached family home on Cragside. Tastefully presented throughout, the property is ideally situated for easy access to all major road links & bus routes, is within walking distance to all of the popular restaurants & bars that Sedgefield itself has to offer & is also within the perfect catchment area for the local village schools. Occupying a good, spacious plot & boasting spectacular sized gardens both front & rear, this well proportioned home offers ample living accommodation for the family. The property has been a very well cared for family home for many years; has the added benefits of gas central heating & double glazing throughout & comprises in brief: entrance porch leading through to a spacious entrance hallway with access to a ground floor cloaks/wc, a lovely 18ft (approx) lounge with views to both front & rear elevations, separate dining room with sliding doors through to the conservatory, fitted kitchen, a utility area which has been used as a gentlemans workshop giving internal access through to the 17ft (approx) single garage. The first floor boasts an attractive, spacious landing area, four double bedrooms & a family bathroom. Whilst certain elements of the property require some modernisation; this is the perfect opportunity for the larger family to acquire this impressive home within this popular, highly sought after location. We strongly encourage thorough internal inspection in order to fully appreciate the style, layout, size & proportions of this lovely home for sale.

The property has been extremely well maintained by its current owners, however some internal modernisation is required.











**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS / WC**

**LOUNGE**

18'9 x 12'5 (5.72m x 3.78m)

**KITCHEN**

11'4 x 8'11 (3.45m x 2.72m)

**DINING ROOM**

11'4 x 9'8 (3.45m x 2.95m)

**CONSERVATORY**

11'10 x 7'10 (3.61m x 2.39m)

**UTILITY ROOM / WORKSHOP**

10'7 x 8'7 (3.23m x 2.62m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'2 x 10'4 (3.40m x 3.15m)

**BEDROOM TWO**

11'2 x 10'0 (3.40m x 3.05m)

**BEDROOM THREE**

11'2 x 7'10 (3.40m x 2.39m)

**BEDROOM FOUR**

11'2 x 8'11 (3.40m x 2.72m)

**BATHROOM**

10'9 x 7'0 (3.28m x 2.13m)

**EXTERNALLY**

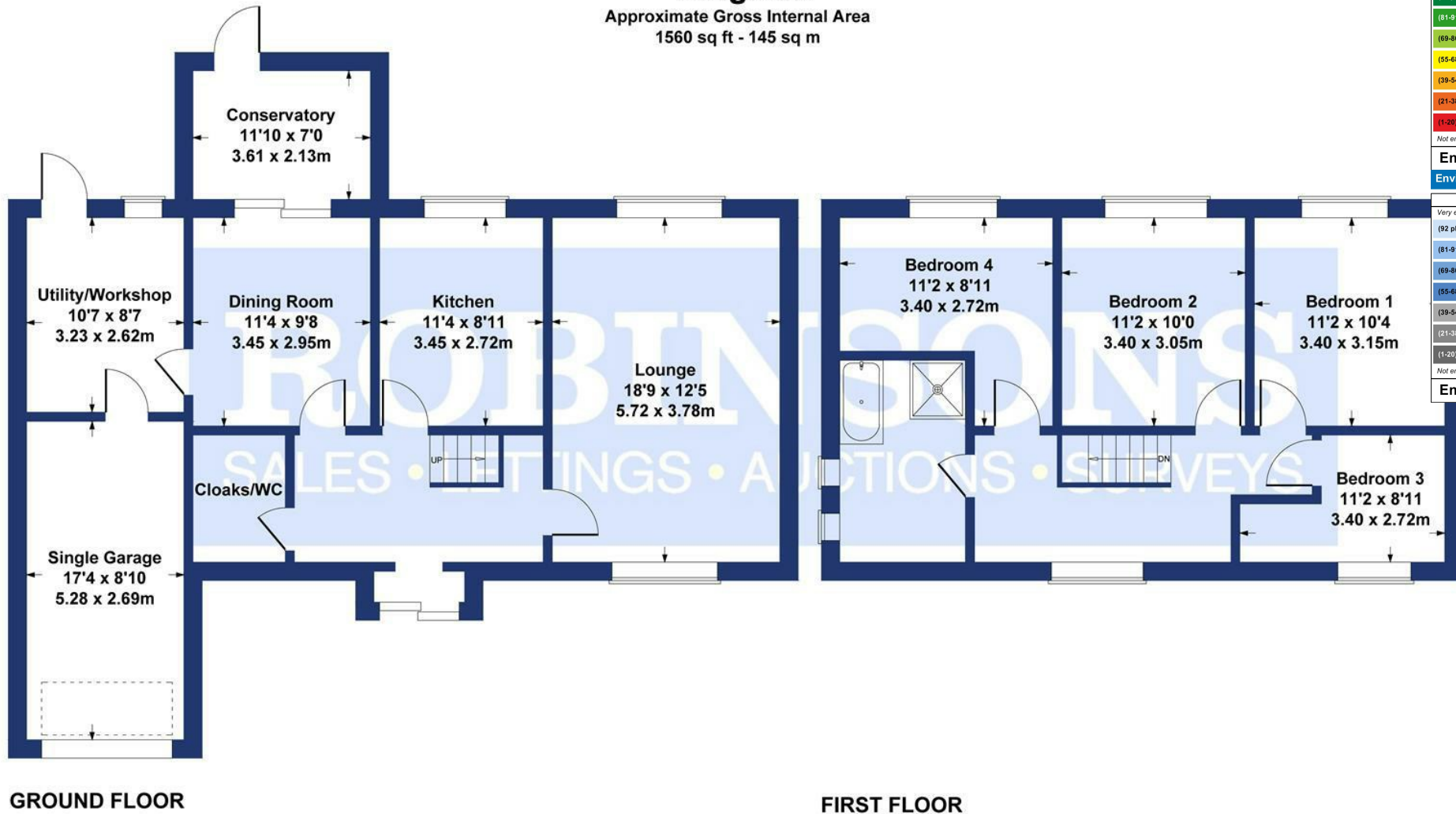
**SINGLE GARAGE**

17'4 x 8'10 (5.28m x 2.69m)



# Cragside

Approximate Gross Internal Area  
1560 sq ft - 145 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		72
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC

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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