



Russell Close, Salters Lane,
Sedgefield, TS21 3FA
4 Bed - House - Detached
£347,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Designed & constructed by Fallowdale Homes in 2025; it is with pleasure that we offer to the market this beautiful 'Slaley' style four bedroom detached house situated pleasantly within this highly sought after development of executive properties on Russell Close, Hardwick Grange in Sedgefield. This stunning home is finished off to a high standard throughout, boasts light & spacious rooms & is the perfect purchase for families seeking both quality & space. Having easy access to all of the local amenities the desirable village of Sedgefield itself has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing. This tastefully decorated residence is flooded with natural light & briefly comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, an outstanding 23ft (approximately) kitchen/diner/family room with a range of fitted wall & base units with integrated appliances & bi-fold doors to the rear garden, separate utility room & further access to a useful ground floor cloaks/wc. The first floor landing boasts four bedrooms; the master bedroom having en-suite facilities & the stylish family bathroom with modern four piece suite. Externally, this lovely home enjoys a good sized enclosed, South-facing garden to the rear which is largely laid to lawn, whilst the front boasts a driveway with ample vehicle parking & a detached single garage (measuring 19ft approximately). We urge clients not to miss out on this excellent opportunity & encourage thorough internal inspection in order to fully appreciate the style, standard, layout, size & quality of this exceptionally well proportioned home for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: E

ENTRANCE HALLWAY

LOUNGE
14'7 x 10'8 (4.45m x 3.25m)

OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
22'10 x 17'8 (6.96m x 5.38m)

UTILITY ROOM
7'4 x 6'8 (2.24m x 2.03m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
11'0 x 10'10 (3.35m x 3.30m)

EN-SUITE SHOWER ROOM
8'4 x 4'9 (2.54m x 1.45m)

BEDROOM TWO
13'1 x 11'7 (3.99m x 3.53m)

BEDROOM THREE
12'4 x 9'2 (3.76m x 2.79m)

BEDROOM FOUR
9'6 x 9'6 (2.90m x 2.90m)

FAMILY BATHROOM
9'2 x 5'7 (2.79m x 1.70m)

EXTERNALLY

GARAGE
19'10 x 10'4 (6.05m x 3.15m)

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

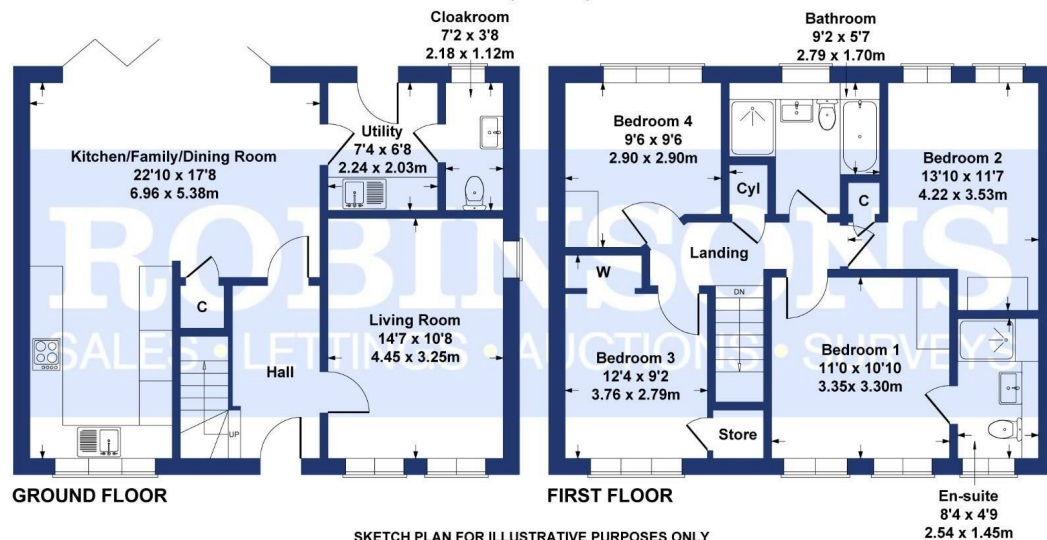
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Russell Close, Sedgefield, TS21 3FA

Approximate Gross Internal Area
1317 sq ft - 122 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		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk