



, Trimdon Grange, TS29 6EW
4 Bed - Bungalow - Detached
£395,000

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Tucked away within its own private grounds of approximately 1/4 of an acre; we are delighted to offer to the market this unique detached bungalow with four double bedrooms & two reception rooms pleasantly positioned within the popular, family orientated location of Trimdon Grange. 'Langrar' has been a loving family residence for over 45 years, is the perfect purchase for clients seeking both internal & external space & something extremely individual. Whilst elements of the home may require some internal modernisation, this remarkable property has been extremely well maintained & boasts more than ample room for the larger family. Having easy access to all of the immediate amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway, a stunning lounge/dining area (measuring 26ft x 19ft approximately), a sensational games room/bar area (measuring 23ft x 19ft approximately), kitchen with a range of fitted wall & base units & further access into a separate utility room, four double bedrooms, family bathroom & a separate re-fitted shower room. Externally, the property lies within its own secluded grounds, enjoying beautifully maintained gardens which surround the bungalow with a wide range of plant, tree & shrub borders, whilst a spacious driveway provides ample vehicle parking & gives access to a single garage & additional car port. Very rarely do properties with such a unique sense of style, space, character & potential hit the market & we thoroughly encourage full internal inspection in order to fully appreciate the standard, layout & charm of this impressive residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE / DINING AREA
26'5 x 19'10 (8.05m x 6.05m)

GAMES ROOM
23'8 x 19'4 (7.21m x 5.89m)

BREAKFASTING KITCHEN
14'9 x 13'0 (4.50m x 3.96m)

UTILITY ROOM
10'0 x 4'8 (3.05m x 1.42m)

MASTER BEDROOM
16'3 x 11'11 (4.95m x 3.63m)

BEDROOM TWO
12'1 x 11'0 (3.68m x 3.35m)

BEDROOM THREE
12'1 x 11'0 (3.68m x 3.35m)

BEDROOM FOUR
12'1 x 7'9 (3.68m x 2.36m)

FAMILY BATHROOM
8'10 x 7'9 (2.69m x 2.36m)

SEPARATE SHOWER ROOM
11'9 x 3'8 (3.58m x 1.12m)

EXTERNALLY

SINGLE GARAGE
19'1 x 9'2 (5.82m x 2.79m)

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.



OUR SERVICES

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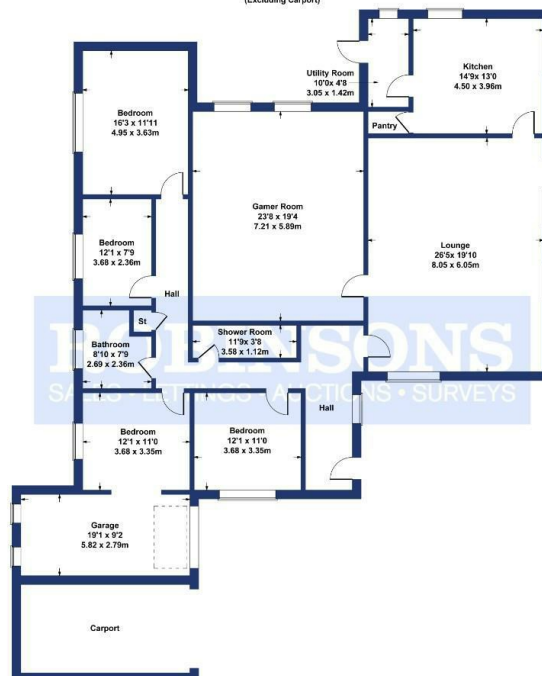
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Langrar, Trimdon Grange, TS29 6EW
Approximate Gross Internal Area
2411 sq ft - 224 sq m
(Excluding Carport)



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 Potteplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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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.

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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