



Cinnamon Drive, TS29 6NY
4 Bed - House - Detached
£214,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to the market with a touch of class & sophistication; we are delighted to offer for sale with no onward chain, this exquisite detached family house with double garage on the outskirts of Cinnamon Drive, within the popular, family orientated location of Trimdon Station. Originally the 'show home' of the estate; the property occupies a spectacular, South-facing corner plot, has been lovingly upgraded & modernised by its current owners & is the perfect purchase for families seeking space both internally & externally. Oozing style, the property is still presented to a 'show home' standard throughout & is ideal for buyers searching for that 'move-in ready' family residence. 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 tastefully decorated property comprises: Welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, stunning lounge with feature media wall & double doors leading to the rear garden, an outstanding open-plan kitchen/diner/family room (measuring 30ft approximately) with a range of fitted wall & base units. The first floor landing boasts bedrooms (three of which are double), an en-suite shower room to the master bedroom & a lovely family bathroom with modern three piece suite. Externally, the property enjoys an impressive corner plot with manicured, South-facing gardens which are largely laid to lawn, with feature patio & decking areas whilst the front is open aspect with a double garage & additional driveway parking. This is an outstanding family residence & we strongly encourage thorough internal inspection in order to fully appreciate the style, space, standard, quality & layout such an impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/WC

LOUNGE
14'7 x 12'4 (4.45m x 3.76m)

KITCHEN/DINING AREA
30'9 x 8'7 (9.37m x 2.62m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'3 x 12'0 (4.04m x 3.66m)

EN-SUITE SHOWER ROOM
6'10 x 4'3 (2.08m x 1.30m)

BEDROOM TWO
9'2 x 8'11 (2.79m x 2.72m)

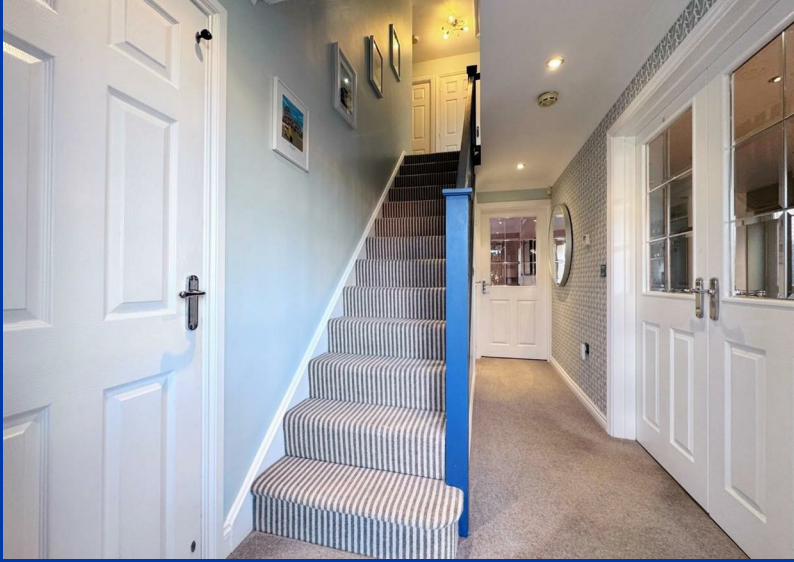
BEDROOM THREE
10'0 x 8'6 (3.05m x 2.59m)

BEDROOM FOUR
9'11 x 6'9 (3.02m x 2.06m)

FAMILY BATHROOM
6'9 x 6'2 (2.06m x 1.88m)

EXTERNALLY

DOUBLE GARAGE
16'8 x 16'0 (5.08m x 4.88m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

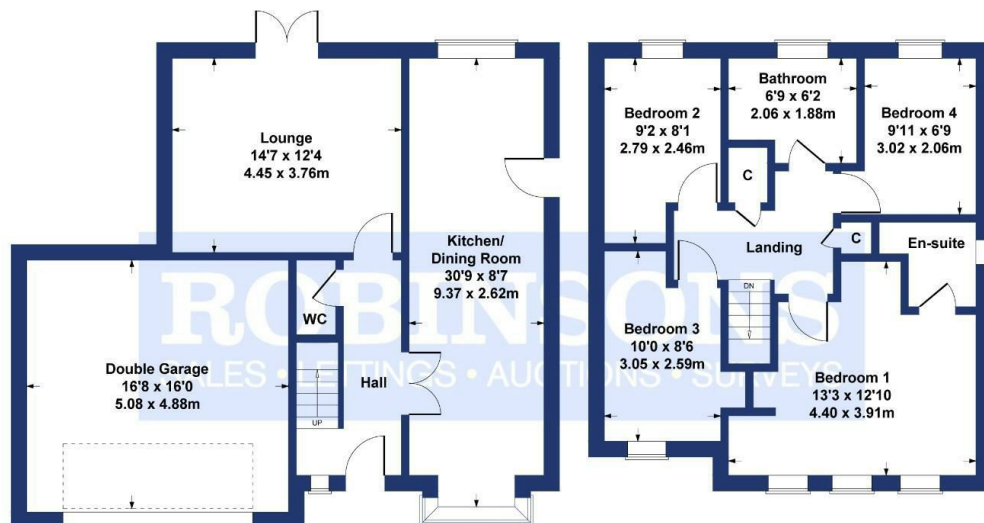
Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area

1412 sq ft - 131 sq m



GROUND FLOOR

FIRST FLOOR

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. 2024

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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

DL16 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@wynyardfineandcountry.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