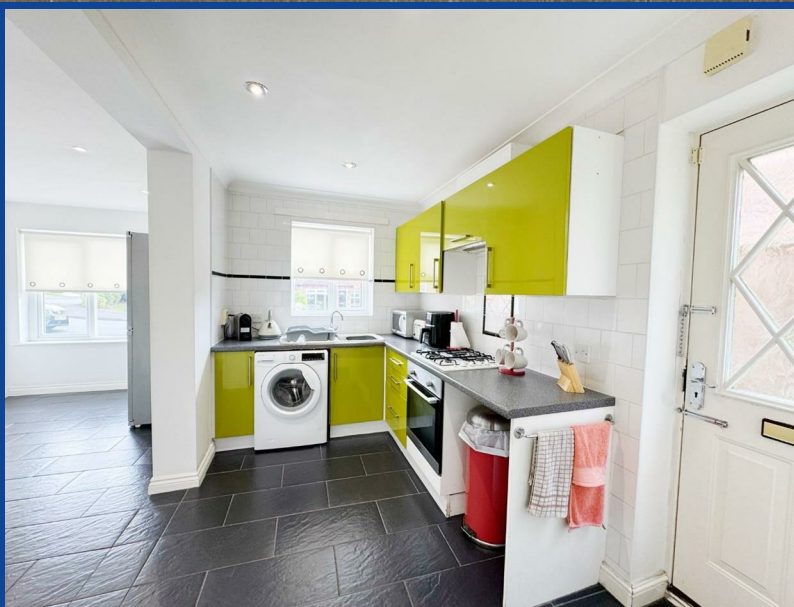




Beckwith Drive, Trimdon Village, TS29 6QW
3 Bed - House - Detached
Offers In The Region Of £139,500

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to offer to the market with no onward chain; this exceptionally well presented, extended detached house pleasantly positioned on Beckwith Drive, within the highly sought after, family orientated location of Trimdon Village. This well proportioned residence has been extended to the rear to incorporate a stunning family/dining room & boasts a garage conversion which has created a superb sized, open-plan breakfasting kitchen which measures 15ft x 14ft (approximately). Having easy access to all of the immediate amenities offered in & around the area, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated home comprises: Entrance door into the open-plan breakfasting kitchen with a range of fitted wall & base units & further access into a spectacular lounge/family/diner (which measures 22ft approximately) with stairs to the first floor & French doors to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, this lovely home enjoys an enclosed, West-facing rear garden which is largely laid to lawn whilst the front is open plan & offers ample driveway parking. This is a stunning home & is a perfect purchase for the young family or those looking to downsize. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

LEASEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE DOOR INTO:

BREAKFASTING KITCHEN
15'9 x 14'4 (4.80m x 4.37m)

LOUNGE/DINER/FAMILY ROOM
22'11 x 15'10 (6.99m x 4.83m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'3 x 8'9 (3.43m x 2.67m)

BEDROOM TWO
11'3 x 7'0 (3.43m x 2.13m)

BEDROOM THREE
7'3 x 5'0 (2.21m x 1.52m)

BATHROOM
10'9 x 5'0 (3.28m x 1.52m)

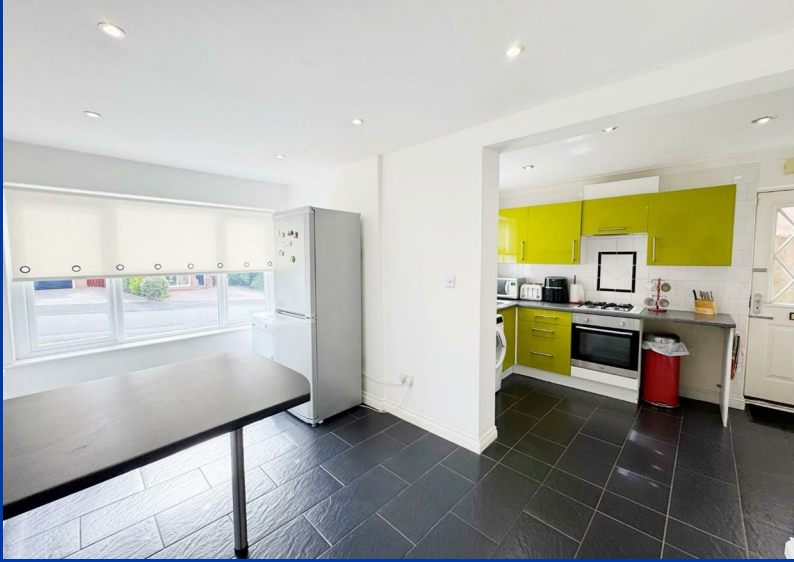
EXTERNALLY

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

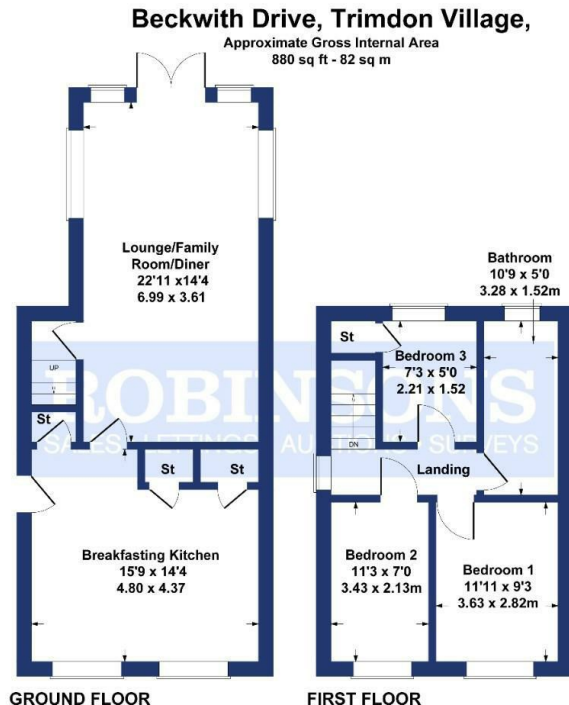
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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

DURHAM

1-3 Old Elvet

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

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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.



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