



Roseberry Road, Trimdon Village, TS29 6JB
3 Bed - House - Semi-Detached
£139,995

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An absolute credit to its current owners; we are delighted to present to the market this exceptionally well presented semi detached house with three bedrooms & single garage on Roseberry Road, within the highly sought after, family orientated location of Trimdon Village. This tastefully decorated property has been maintained to a superb standard throughout & is the ideal purchase for the growing family seeking both internal & external space. Having easy access to all of the local amenities offered within the immediate area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, kitchen/dining area with a range of fitted wall & base units & access through to the single garage/utility area & a lovely spacious lounge (measuring 18ft x 11ft approximately) with French doors to the rear garden. The first floor landing boasts three bedrooms (two of which are double) & a family bathroom with modern four piece suite. Externally, this lovely home enjoys a spectacular sized, enclosed, South-East facing garden to the rear with artificial lawn & patio areas, whilst the front is open aspect, boasts a driveway with ample vehicle parking leading to a 27ft (approximately) single garage/utility area. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, layout & space of this exquisite property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

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ENTRANCE HALLWAY

LOUNGE
18'0 x 11'7 (5.49m x 3.53m)

KITCHEN / DINING AREA
17'11 x 14'0 (5.46m x 4.27m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'7 x 10'6 (3.84m x 3.20m)

BEDROOM TWO
11'0 x 8'7 (3.35m x 2.62m)

BEDROOM THREE
8'7 x 7'5 (2.62m x 2.26m)

FAMILY BATHROOM
7'8 x 6'11 (2.34m x 2.11m)

EXTERNALLY

SINGLE GARAGE
27'2 x 9'2 (8.28m x 2.79m)



OUR SERVICES

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Property Auctions

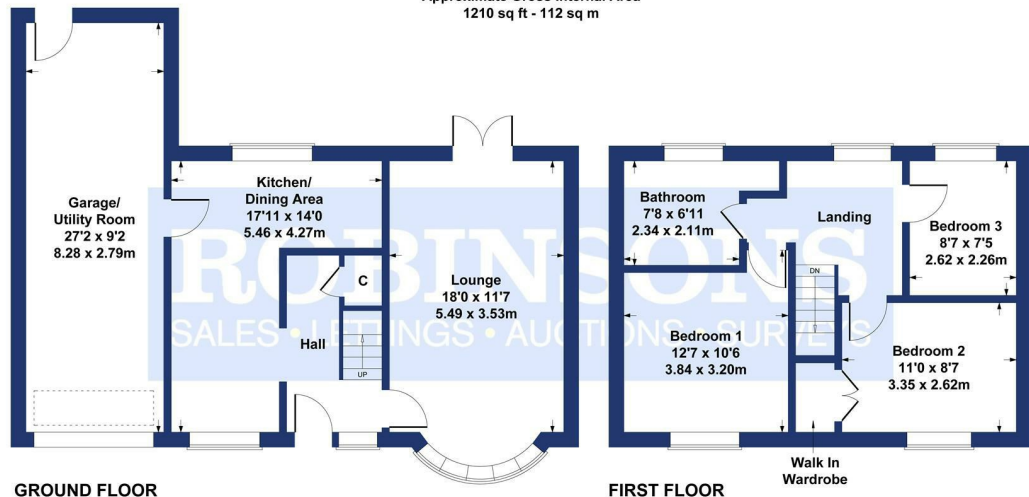
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Roseberry Road, Trimdon Village, TS29 6JB

Approximate Gross Internal Area
1210 sq ft - 112 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-48 kWh/m²/yr D			
48-35 kWh/m²/yr E			
35-27 kWh/m²/yr F			
27-12 kWh/m²/yr 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			
102-81 g/m²/yr A			
81-61 g/m²/yr B			
61-41 g/m²/yr C			
41-21 g/m²/yr D			
21-11 g/m²/yr E			
11-1 g/m²/yr F			
1-0 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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