

Cinnamon Drive, TS29 6NY  
4 Bed - House - Townhouse  
£134,950

**ROBINSONS**  
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We are thrilled to offer to the market with no onward chain this deceptively spacious mid-link townhouse with four bedrooms situated pleasantly within the popular residential location of Cinnamon Drive, Trimdon Station. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road networks & bus routes, this impressive home also benefits from gas central heating & double glazing. Boasting brand new carpets throughout (fitted in 2025) & full re-decoration; this is an ideal opportunity for the family to acquire a modern home which offers more than ample living space. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor & access to a ground floor cloaks wc, a lovely kitchen/dining area with a range of fitted wall & base units & a stunning lounge with French doors to the rear garden. The first floor landing hosts two double bedrooms & an impressive family bathroom with modern three piece suite. To the second floor there are two additional bedrooms with the master bedroom having its own en-suite shower room. Externally, the property enjoys a good sized, enclosed, South-facing garden to the rear which is largely laid to lawn, with a smaller open-aspect garden area to the front. Beyond the rear garden, there is a single garage to block with additional driveway parking for two vehicles. We highly recommend thorough internal inspection in order to fully appreciate the style, space, standard & layout of this lovely home for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**KITCHEN**  
15'3 x 7'7 (4.65m x 2.31m)

**LOUNGE**  
14'8 x 12'10 (4.47m x 3.91m)

#### **FIRST FLOOR LANDING**

**BEDROOM TWO**  
12'11 x 12'5 (3.94m x 3.78m)

**BATHROOM**  
6'9 x 6'3 (2.06m x 1.91m)

**BEDROOM FOUR**  
11'0 x 6'3 (3.35m x 1.91m)

#### **SECOND FLOOR LANDING**

**MASTER BEDROOM**  
14'9 x 12'11 (4.50m x 3.94m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM THREE**  
11'8 x 9'11 (3.56m x 3.02m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**



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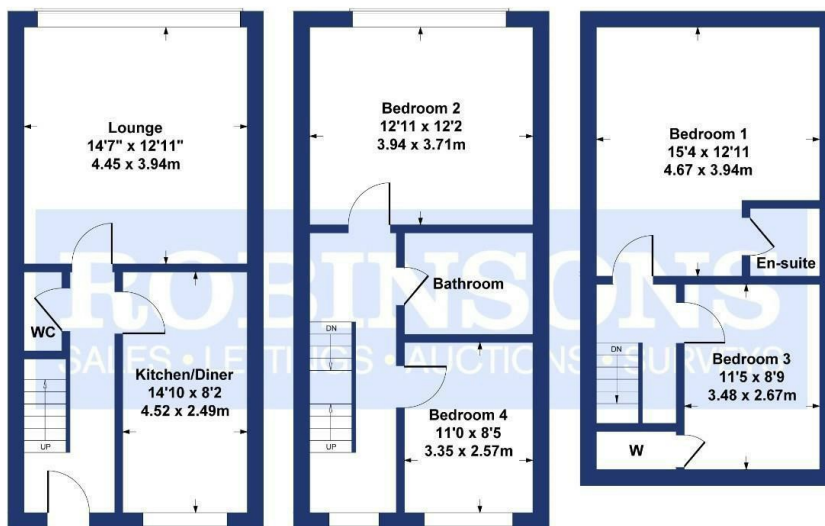
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area  
1197 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		76	88
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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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.

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