

Hall Farm Court, Trimdon Village, TS29 6QL
3 Bed - House - Detached
£199,950

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Nestled beautifully within a cul-de-sac location of only 16 properties; we are delighted to offer to the market this exceptionally well presented detached house with three bedrooms on Hall Farm Court, pleasantly situated within the highly sought after, family orientated location of Trimdon Village. This deceptively spacious residence has been a loving home for several years, has the added benefit of 2024 re-fitted double glazing & is the perfect purchase for the growing family. Having easy access to all of the immediate amenities offered in & around Trimdon itself, 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 well proportioned home comprises: Welcoming entrance lobby with access to a useful ground floor cloaks/wc, a spectacular lounge (measuring 21ft approximately) with bay window to front elevation & stairs to the first floor, separate dining room leading through to a conservatory which overlooks the rear garden, kitchen with a range of fitted wall & base units & access to a side porch. The first floor landing boasts three bedrooms; the master bedroom having en-suite facilities & a family bathroom with modern three piece suite. Externally, the property enjoys an enclosed, South-West facing rear garden whilst a detached garage is positioned beyond the fence, with a spacious driveway providing additional vehicle parking & EV charging point. The front garden is open aspect. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout & space of this beautiful home for sale.

FREEHOLD
Council Tax Band: C
EPC Rating: D

ENTRANCE LOBBY

GROUND FLOOR CLOAKS / WC

LOUNGE
21'5 x 13'6 (6.53m x 4.11m)

DINING ROOM
11'4 x 10'6 (3.45m x 3.20m)

CONSERVATORY
11'1 x 11'1 (3.38m x 3.38m)

KITCHEN
11'4 x 10'10 (3.45m x 3.30m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'10 x 12'0 (4.22m x 3.66m)

EN-SUITE SHOWER ROOM
6'0 x 4'4 (1.83m x 1.32m)

BEDROOM TWO
11'10 x 11'6 (3.61m x 3.51m)

BEDROOM THREE
9'0 x 8'0 (2.74m x 2.44m)

FAMILY BATHROOM
7'9 x 7'9 (2.36m x 2.36m)

EXTERNALLY

SINGLE GARAGE
15'8 8'10 (4.78m 2.69m)



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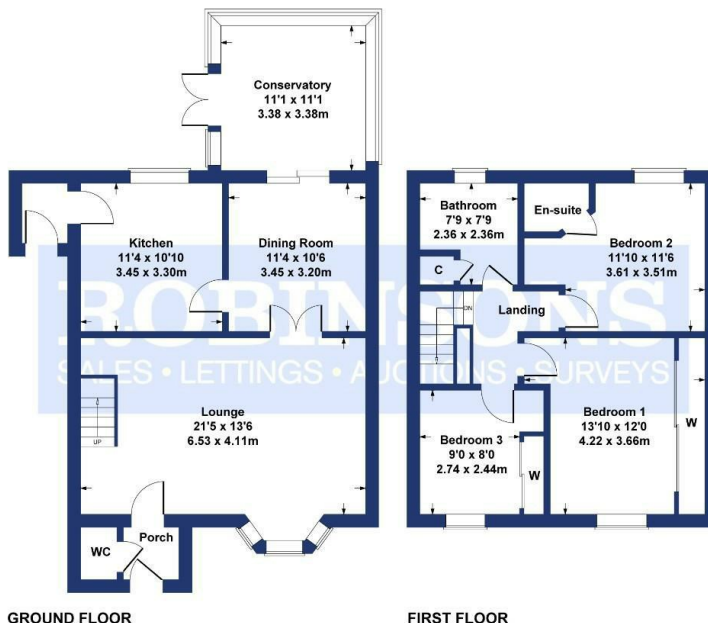
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hall Farm Court, Trimdon Village, TS29 6QL

Approximate Gross Internal Area
1309 sq ft - 122 sq m



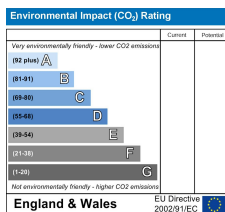
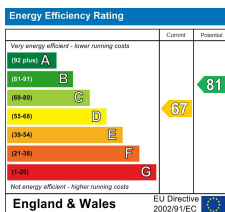
GROUND FLOOR

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



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