



Willow Drive, Trimdon Village, TS29 6QP
2 Bed - House - Semi-Detached
£114,950

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Nestled pleasantly within the heart of Trimdon Village; we are delighted to offer to the market this exceptionally well presented semi detached house with two double bedrooms within the highly sought after area of Willow Drive. This deceptively spacious home boasts a tasteful decor throughout, enjoys a recently re-fitted shower room & is the perfect purchase for young families/first time buyers or those looking to downsize. Having easy access to all of the immediate amenities offered in & around Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby, spacious lounge with stairs to the first floor & window to front elevation & access through to a lovely kitchen/dining area with a range of fitted wall & base units with further access to the rear garden. The first floor landing boasts two double bedrooms & a stunning re-fitted shower room. Externally, the property enjoys an enclosed garden to rear whilst the front offers driveway parking for two vehicles. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
12'2 x 15'11 (3.71m x 4.85m)

KITCHEN / DINING AREA
9'3 x 12'0 (2.82m x 3.66m)

FIRST FLOOR LANDING

MASTER BEDROOM
9'8 x 10'2 (2.95m x 3.10m)

BEDROOM TWO
8'3 x 12'1 (2.51m x 3.68m)

RE-FITTED SHOWER ROOM
5'7 x 6'11 (1.70m x 2.11m)

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks



OUR SERVICES

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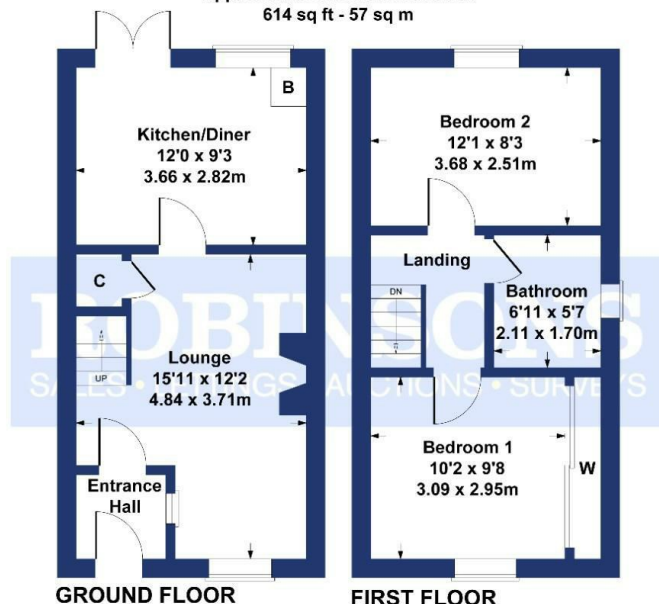
Strategic Marketing Plan

Dedicated Property Manager

Willow Drive, Trimdon Village, TS29 6QP

Approximate Gross Internal Area

614 sq ft - 57 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. 2026

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

DURHAM

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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.

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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