

Cinnamon Drive, TS29 6NY
4 Bed - House - Townhouse
Offers Over £150,000

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We are thrilled to offer to the market this deceptively spacious mid-link townhouse with four bedrooms situated pleasantly within the popular residential location of Cinnamon Drive, Trimdon Station. This exceptionally well presented residence offers more than ample space for the growing family & is presented to a superb standard throughout. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this impressive home also benefits from gas central heating via a combi boiler & double glazing. In brief, this well proportioned property comprises: welcoming entrance hallway with stairs to the first floor & access to a ground floor cloaks wc, an impressive kitchen/dining area with a range of fitted wall & base units & further access to a 12ft (approximately) family room. The first floor landing hosts a lovely sized lounge (measuring 14ft x 13ft approximately), the fourth bedroom & family bathroom with modern three piece suite. To the second floor there are three additional bedrooms with the master bedroom having its own en-suite shower room. Externally, the property enjoys a good sized, enclosed garden to the rear with paved patio & decking areas whilst to the front, a driveway provides ample vehicle parking. 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

FAMILY ROOM
12'4 x 7'10 (3.76m x 2.39m)

KITCHEN/DINING ROOM
14'10 x 12'7 (4.52m x 3.84m)

FIRST FLOOR LANDING

LOUNGE
14'11 x 13'11 (4.55m x 4.24m)

FAMILY BATHROOM
8'1 x 5'6 (2.46m x 1.68m)

BEDROOM THREE
10'3 x 8'1 (3.12m x 2.46m)

SECOND FLOOR LANDING

MASTER BEDROOM
14'1 x 11'4 (4.29m x 3.45m)

EN-SUITE SHOWER ROOM
6'8 x 6'1 (2.03m x 1.85m)

BEDROOM TWO
13'4 x 8'6 (4.06m x 2.59m)

BEDROOM FOUR
10'0 x 6'2 (3.05m x 1.88m)

EXTERNALLY



OUR SERVICES

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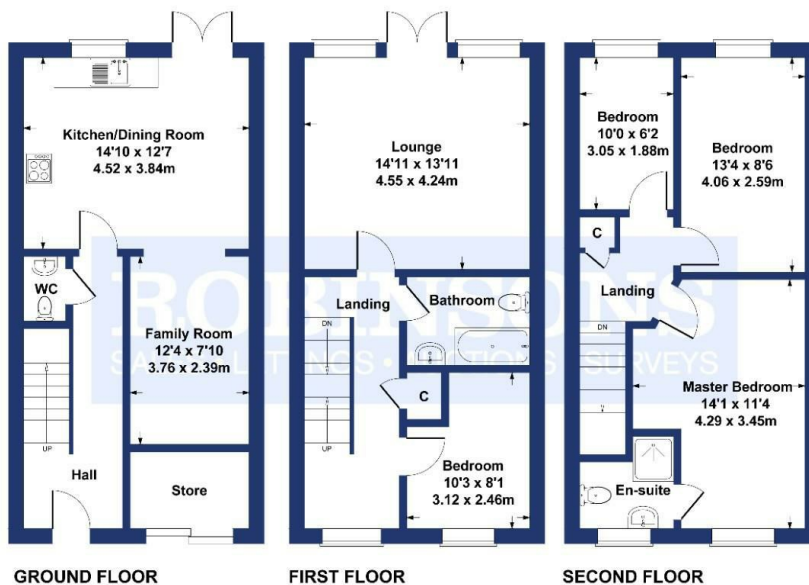
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area
1378 sq ft - 128 sq m



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		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
45-58	F		
35-47	G		
Not energy efficient - higher running costs			
England & Wales		79	91

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-84	D		
59-64	E		
45-58	F		
35-47	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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