





Church Road, Trimdon Village, TS29 6PY
3 Bed - House - Semi-Detached
£164,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners; it is with pleasure that we offer to the market this stunning, thoroughly upgraded & modernised semi detached house with three bedrooms & additional loft space on Church Road, within the popular, family orientated location of Trimdon Village. This beautiful property has been a loving home for many years & is the ideal purchase for clients seeking that 'move-in ready' residence. Having undergone work in recent years which includes a 2024 re-fitted breakfasting kitchen, 2024 re-fitted family bathroom & 2024 re-fitted ground floor shower room, the property also had a new conservatory roof fitted in 2022 & the 2025 garden shed is also to remain. The property has easy access to all of the immediate amenities offered in Trimdon Village itself, is only 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 further from gas central heating via a combi boiler & double glazing throughout. In brief, this tastefully decorated home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with bow window to front elevation & access through to an 11ft (approximately) conservatory/office with French doors to rear, the stunning breakfasting kitchen with a range of fitted wall & base units, central island unit & integrated appliances, separate utility room & a the useful ground floor shower room. The first floor landing boasts three double bedrooms & re-fitted bathroom whilst a second stairway provides access to a 19ft (approximately) loft space. Externally, the property enjoys a low maintenance, enclosed garden to rear whilst to the front, there is a spacious block paved driveway area which provides parking for several vehicles. Only via internal inspection can the style, quality, space, standard & layout of this exquisite home be fully appreciated.

Council Tax Band: A
EPC Rating: TBC

ENTRANCE HALLWAY

BREAKFASTING KITCHEN
13'2 x 9'9 (4.01m x 2.97m)

GROUND FLOOR SHOWER ROOM
6'2 x 4'11 (1.88m x 1.50m)

SEPARATE UTILITY ROOM
11'6 x 5'3 (3.51m x 1.60m)

LOUNGE
16'5 x 11'6 (5.00m x 3.51m)

CONSERVATORY
11'6 x 10'0 (3.51m x 3.05m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'8 x 7'10 (3.56m x 2.39m)

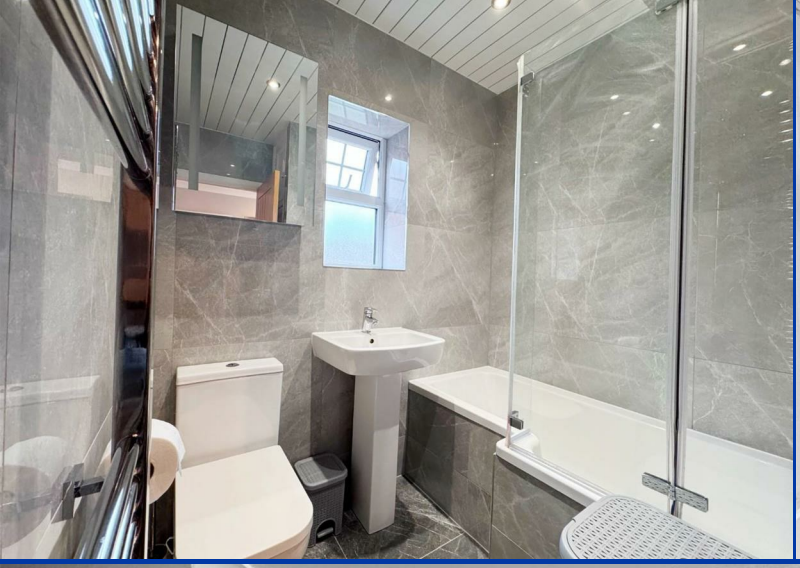
BEDROOM TWO
11'2 x 7'11 (3.40m x 2.41m)

BEDROOM THREE
9'2 x 8'2 (2.79m x 2.49m)

FAMILY BATHROOM
7'11 x 6'8 (2.41m x 2.03m)

LOST SPACE
19'3 x 7'0 (5.87m x 2.13m)

EXTERNALLY











OUR SERVICES

Mortgage Advice

Conveyancing

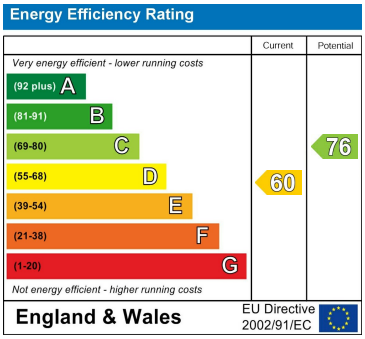
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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 efficent 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.