



Hall Farm Court, Trimdon Village, TS29 6QL
3 Bed - House - Link Detached
£169,950

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Nestled beautifully within a quiet cul-de-sac overlooking the neighbouring fields to rear; we are delighted to offer to the market with no onward chain, this exceptionally well presented three bedroom link-detached house on Hall Farm Court, within the popular, family orientated location of Trimdon Village. This tastefully decorated property has been a loving home for many years & has been maintained to that of a superb standard by its current owners. Having easy access to all of the immediate amenities offered within Trimdon Village itself, the property is 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 well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with window to front elevation, dining area with access through to a 16ft (approximately) conservatory with stunning views & a lovely kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a shower room. Externally, the property enjoys an enclosed garden area to the rear whilst to the front, there is another garden area accompanied by a spacious driveway which leads to a single garage. Flooded with natural light throughout, we strongly encourage thorough internal inspection in order to fully appreciate the style, size, standard & layout of this exquisite residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/WC

LOUNGE
15'8 x 11'5 (4.78m x 3.48m)

DINING ROOM
10'5 x 9'5 (3.18m x 2.87m)

KITCHEN
9'5 x 7'9 (2.87m x 2.36m)

CONSERVATORY
16'3 x 9'5 (4.95m x 2.87m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'9 x 9'10 (3.89m x 3.00m)

BEDROOM TWO
11'7 x 9'10 (3.53m x 3.00m)

BEDROOM THREE
11'0 x 7'7 (3.35m x 2.31m)

SHOWER ROOM
7'5 x 6'1 (2.26m x 1.85m)

EXTERNALLY

SINGLE GARAGE
16'8 x 7'10 (5.08m x 2.39m)



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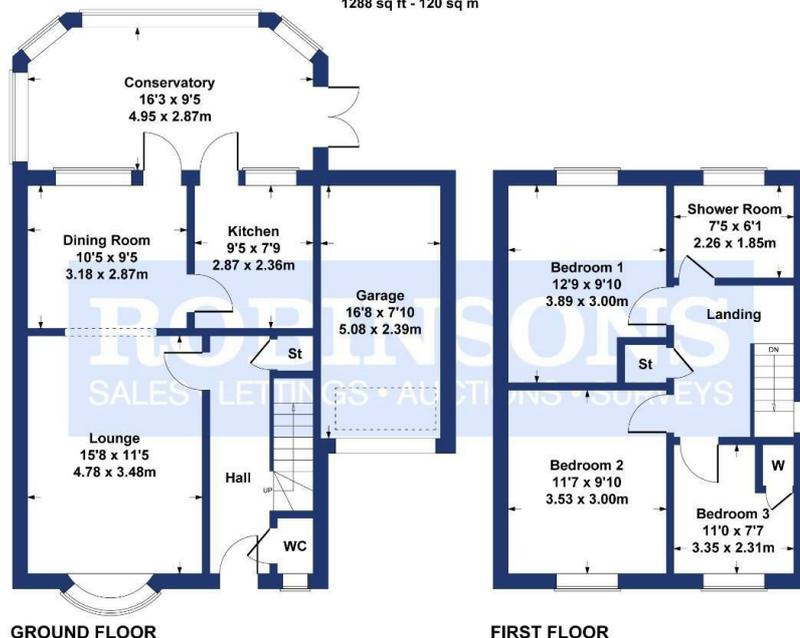
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hall Farm Court, Trimdon Village, TS29 6QL

Approximate Gross Internal Area
1288 sq ft - 120 sq m



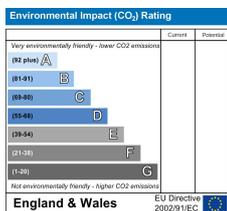
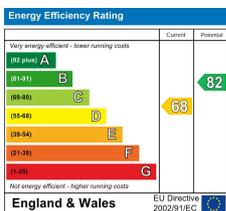
GROUND FLOOR

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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