



**Cinnamon Drive, TS29 6NY**  
**4 Bed - House - Detached**  
**£199,950**

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Occupying a spectacular corner plot to rear elevation; we are thrilled to present to the market this exceptionally well presented detached house with four bedrooms & three bathrooms on Cinnamon Drive, within the highly desirable location of Trimdon Station. The 'Dovedale' design dwelling built by George Wimpey Homes (Taylor Wimpey) offers everything required by the modern day family. Having easy access to all of the local amenities offered in & around the area 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 deceptively spacious property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a lovely 16ft (approximately) lounge with bay window to front elevation, separate dining room with French doors to the rear garden & a generous breakfasting kitchen with a range of fitted wall & base units & central island unit. The first floor landing boasts four good sized bedrooms with en-suite facilities to the master bedroom & useful 'Jack & Jill' en-suite shower room which is accessible from bedrooms three & four. Additionally, there is a family bathroom with modern three piece suite. Externally, this sensational plot to the rear is fully enclosed, is largely laid to lawn with patio areas & bordered via a range of plant & shrub borders whilst the front is open aspect with double driveway & access to a 17ft (approximately) single garage with EV charging point. This is the perfect purchase for families seeking both internal & external space & we thoroughly recommend full internal viewing in order to fully appreciate the style, standard, layout, space & quality of this beautiful home for sale.

#### FREEHOLD

EPC Rating: TBC

Council Tax Band: D

#### ENTRANCE HALLWAY

#### GROUND FLOOR CLOAKS / WC

#### LOUNGE

16'8 x 10'7 (5.08m x 3.23m)

#### SEPARATE DINING ROOM

10'7 x 10'4 (3.23m x 3.15m)

#### BREAKFASTING KITCHEN

15'1 x 10'4 (4.60m x 3.15m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

14'9 x 10'8 (4.50m x 3.25m)

#### EN-SUITE SHOWER ROOM

11'0 x 6'7 (3.35m x 2.01m)

#### BEDROOM TWO

9'11 x 8'8 (3.02m x 2.64m)

#### JACK & JILL SHOWER ROOM

7'11 x 6'3 (2.41m x 1.91m)

#### BEDROOM THREE

10'7 x 10'4 (3.23m x 3.15m)

#### BEDROOM FOUR

8'4 x 8'2 (2.54m x 2.49m)

#### FAMILY BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

#### EXTERNALLY

#### SINGLE GARAGE

17'8 x 8'10 (5.38m x 2.69m)

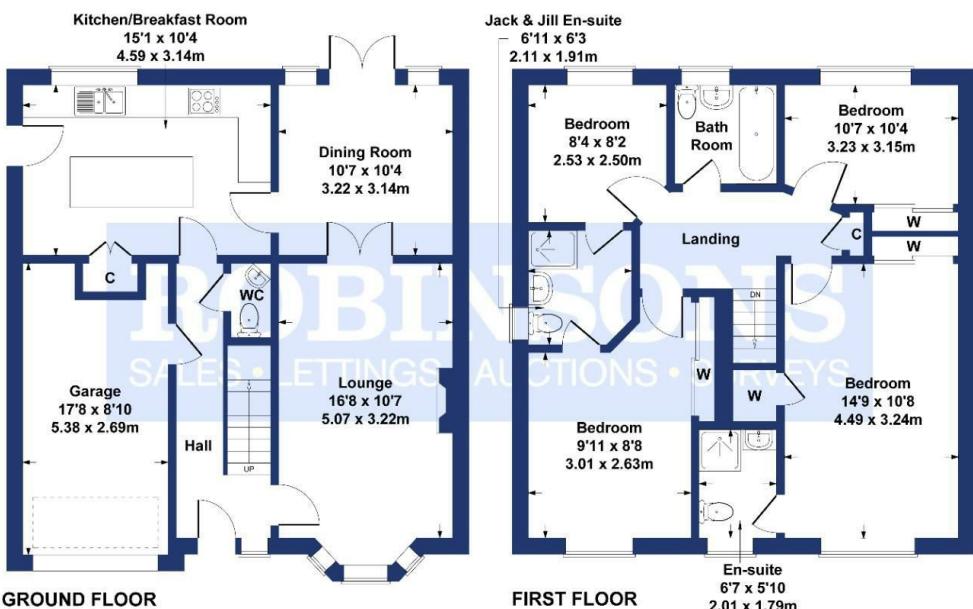


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Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area  
1453 sq ft - 135 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. 2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (98 plus)	A		
(91-91)	B		
(89-80)	C		
(75-54)	D		
(59-34)	E		
(21-09)	F		
(7-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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