



Cinnamon Drive, TS29 6NY
4 Bed - House - Detached
£185,000

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An absolute credit to its current owners; we are delighted to offer to the market this exceptionally well presented four bedroom detached house on Cinnamon Drive, within the popular, family orientated location of Trimdon Station. This immaculate home has been a loving home for many years & is the perfect purchase for families seeking that 'move-in ready' residence. Having easy access to all of the local amenities offered in & around the immediate 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 2024 re-fitted condensing boiler & double glazing throughout. In brief, this impressive property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, lovely lounge with French doors through to a garden room to rear, kitchen with a range of fitted wall & base units & a separate dining room. The first floor landing boasts four double bedrooms (the master bedroom having en-suite facilities) & a family bathroom with modern three piece suite. Externally, the property enjoys an enclosed East-facing garden which overlooks the neighbouring fields whilst to the front, there is a spacious driveway with ample vehicle parking leading to a single garage. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality & layout this well proportioned home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

12'6 x 11'9 (3.81m x 3.58m)

GARDEN ROOM

8'10 x 8'0 (2.69m x 2.44m)

KITCHEN

11'4 x 8'4 (3.45m x 2.54m)

SEPARATE DINING ROOM

11'2 x 8'0 (3.40m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'4 x 9'4 (3.45m x 2.84m)

EN-SUITE SHOWER ROOM

6'7 x 5'4 (2.01m x 1.63m)

BEDROOM TWO

12'9 x 9'1 (3.89m x 2.77m)

BEDROOM THREE

11'6 x 8'7 (3.51m x 2.62m)

BEDROOM FOUR

9'4 x 7'4 (2.84m x 2.24m)

FAMILY BATHROOM

7'9 x 4'11 (2.36m x 1.50m)

EXTERNALLY

SINGLE GARAGE

16'9 x 8'6 (5.11m x 2.59m)



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area

1294 sq ft - 120 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98 plus)	A	
(91-91)	B	
(89-89)	C	
(85-84)	D	
(79-79)	E	
(71-70)	F	
Not energy efficient - higher running costs	G	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

England & Wales EU Directive 2002/91/EC

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@robinsonsccls.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

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk