

Beckwith Drive, Trimdon Village, TS29 6QW  
3 Bed - House - Detached  
O.I.R.O £142,500

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We are delighted to offer to the market with no onward chain; this exceptionally well presented, extended detached house pleasantly positioned on Beckwith Drive, within the highly sought after, family orientated location of Trimdon Village. This well proportioned residence has been extended to the rear to incorporate a stunning family/dining room & boasts a garage conversion which has created a superb sized, open-plan breakfasting kitchen which measures 15ft x 14ft (approximately). Having easy access to all of the immediate amenities offered in & around the area, 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 tastefully decorated home comprises: Entrance door into the open-plan breakfasting kitchen with a range of fitted wall & base units & further access into a spectacular lounge/family/diner (which measures 22ft approximately) with stairs to the first floor & French doors to the rear garden. The first floor landing boasts three bedrooms & a family bathroom with three piece suite. Externally, this lovely home enjoys an enclosed, West-facing rear garden which is largely laid to lawn whilst the front is open plan & offers ample driveway parking. This is a stunning home & is a perfect purchase for the young family or those looking to downsize. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

LEASEHOLD  
EPC Rating: TBC  
Council Tax Band: C

#### **ENTRANCE DOOR INTO:**

**BREAKFASTING KITCHEN**  
15'9 x 14'4 (4.80m x 4.37m)

**LOUNGE/DINER/FAMILY ROOM**  
22'11 x 15'10 (6.99m x 4.83m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'3 x 8'9 (3.43m x 2.67m)

**BEDROOM TWO**  
11'3 x 7'0 (3.43m x 2.13m)

**BEDROOM THREE**  
7'3 x 5'0 (2.21m x 1.52m)

**BATHROOM**  
10'9 x 5'0 (3.28m x 1.52m)

#### **EXTERNALLY**



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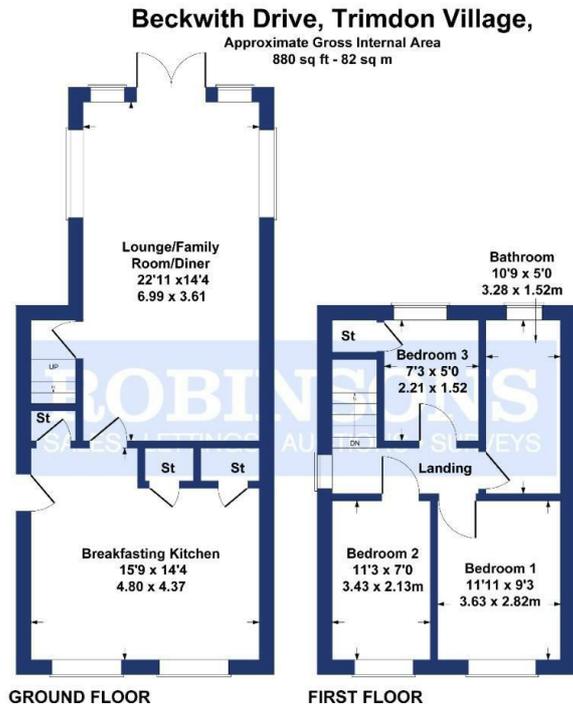
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>80</b>
(55-68) <b>D</b>	<b>69</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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## CHESTER-LE-STREET

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T: 0191 387 3000

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## BISHOP AUCKLAND

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DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

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DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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

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