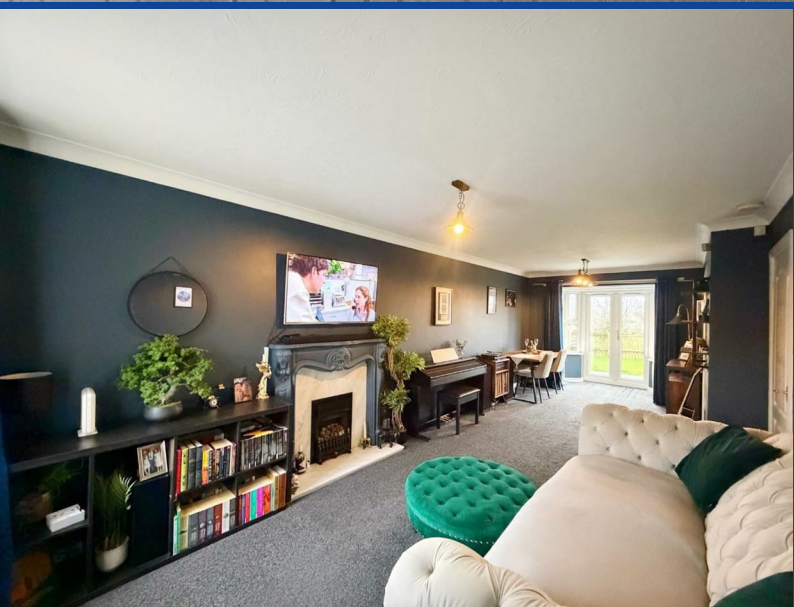




Willow Drive, Trimdon, TS29 6QP
3 Bed - House - Detached
£165,000

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An absolute credit to its current owners; it is with pleasure that we offer to the market this exceptionally well presented three bedroom detached house, pleasantly situated on Willow Drive, within the highly sought after, family orientated location of Trimdon Village. Having easy access to all of the local amenities offered in & around Trimdon itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this well proportioned home also benefits from gas central heating via a combi boiler, double glazing & 16 solar panels. An ideal home for the young family, this tastefully decorated property briefly comprises: Welcoming entrance lobby leading into a beautiful open-plan lounge/dining area which runs the depth of the property (measuring 24ft approximately) with bay window to front & patio doors leading to the rear garden, inner lobby with stairs to the first floor, kitchen with a range of fitted wall & base units & a spectacular cinema room (measuring 16ft approximately) which could potentially be used as a fourth bedroom if necessary. The first floor landing boasts three good sized bedrooms & a beautiful re-fitted family bathroom with modern three piece suite. Externally, this immaculate home enjoys a lovely sized, enclosed South-facing garden to the rear with paved patio & lawn areas, whilst to the front, there is a block paved driveway offering parking for upto three vehicles. This is a stunning property & we thoroughly encourage full internal inspection in order to fully appreciate the style, standard, space & layout available.

FREEHOLD
EPC Rating: C
Council Tax Band: C

ENTRANCE HALLWAY

LOUNGE / DINING AREA
24'5 x 10'1 (7.44m x 3.07m)

KITCHEN
9'3 x 8'9 (2.82m x 2.67m)

INNER LOBBY

CINEMA ROOM/BEDROOM FOUR
16'5 x 9'5 (5.00m x 2.87m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'8 x 9'5 (3.56m x 2.87m)

BEDROOM TWO
10'2 x 9'5 (3.10m x 2.87m)

BEDROOM THREE
8'9 x 8'2 (2.67m x 2.49m)

RE-FITTED FAMILY BATHROOM
9'1 x 6'10 (2.77m x 2.08m)

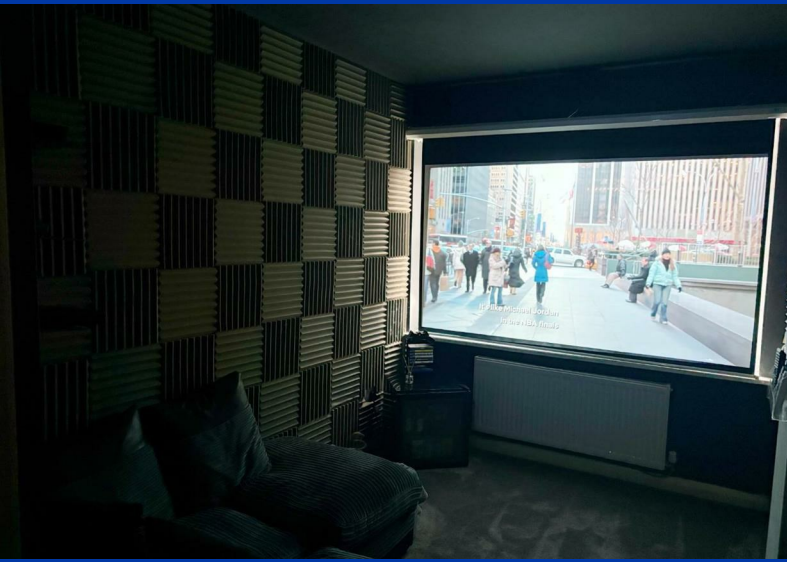
EXTERNALLY

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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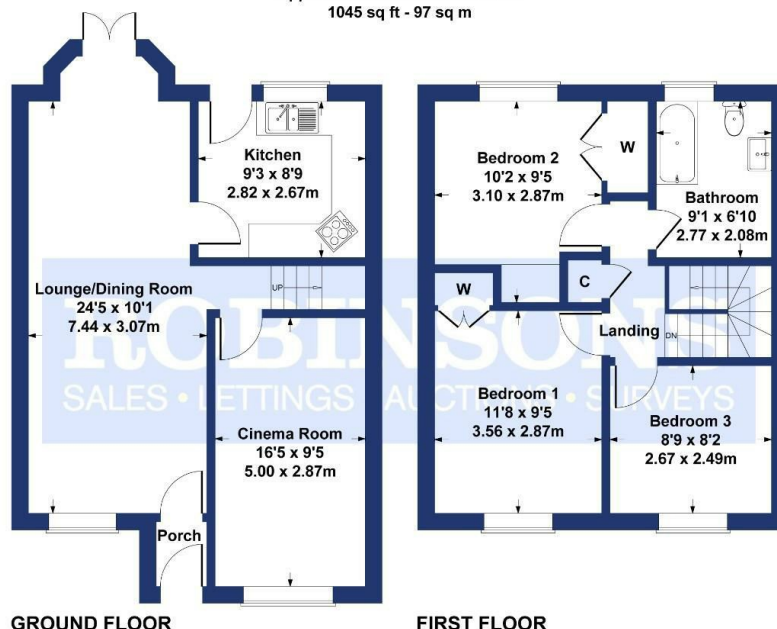
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Willow Drive, Trimdon Village, TS29 6QP

Approximate Gross Internal Area
1045 sq ft - 97 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		

DURHAM

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

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T: 0174 064 5444

E: info@robinsonswyny ard.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 efficient 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.



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