



Front Street South, Trimdon Village, TS29
6LZ
3 Bed - Bungalow - Detached
£350,000

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Upgraded & modernised to that of an exceptionally high standard; we are delighted to offer to the market with no onward chain, this sensational detached bungalow with three double bedrooms & three bathrooms situated pleasantly on Front Street South, within the highly sought after, family orientated area of Trimdon Village. This immaculate residence is the ideal purchase for clients seeking that 'move-in ready' home, which has been lovingly cared for & benefits further from gas central heating & double glazing throughout. Having easy access to all of the local amenities offered in & around Trimdon Village itself, the property is only a short drive into the neighbouring village of Sedgefield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside. In brief, this stunning home comprises: Entrance porch with access through to a welcoming entrance hallway, a stunning lounge (measuring 21ft approximately) with access through to a lovely Garden Room, an impressive kitchen/dining area with a range of fitted wall & base units, separate utility room & shower room. The three bedrooms are all double; the master bedroom having a walk-in wardrobe & an en-suite shower room & a beautiful family bathroom with modern four piece suite. Externally, there is an enclosed garden to the rear with paved patio & artificial lawned areas. Only via through internal inspection can the size, style, quality, high specification & layout of this remarkable home be fully appreciated.

EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH**ENTRANCE HALLWAY****LOUNGE**

21'10 x 13'4 (6.65m x 4.06m)

SUN ROOM

11'3 x 10'10 (3.43m x 3.30m)

KITCHEN / DINING AREA

22'0 x 15'7 (6.71m x 4.75m)

UTILITY ROOM

8'0 x 5'9 (2.44m x 1.75m)

SHOWER ROOM

7'2 x 5'8 (2.18m x 1.73m)

MASTER BEDROOM

12'11 x 12'0 (3.94m x 3.66m)

WALK-IN WARDROBE**EN-SUITE SHOWER ROOM****BEDROOM TWO**

13'4 x 10'10 (4.06m x 3.30m)

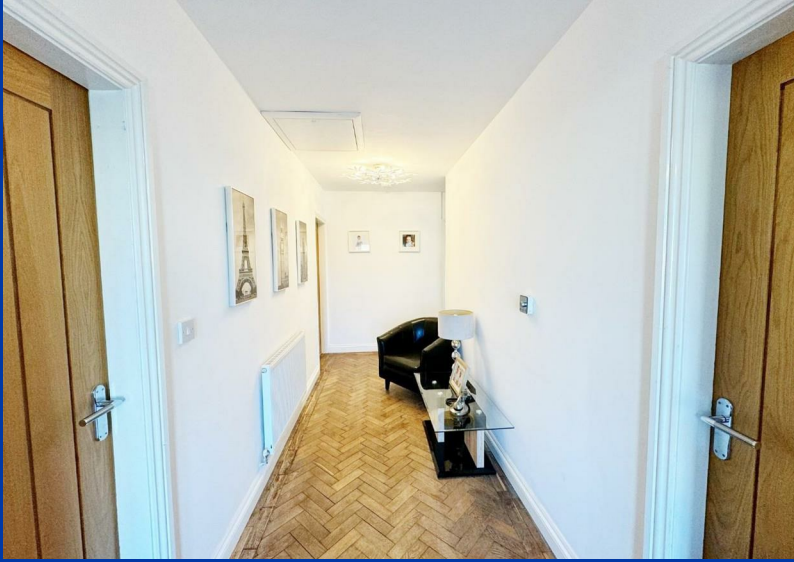
BEDROOM THREE

12'10 x 11'10 (3.91m x 3.61m)

FAMILY BATHROOM

9'2 x 8'8 (2.79m x 2.64m)

EXTERNALLY**DETACHED DOUBLE GARAGE**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-91kWh/m ² B			
95-86kWh/m ² C			
90-81kWh/m ² D			
85-76kWh/m ² E			
80-71kWh/m ² F			
75-70kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	102-91kWh/m ² A		
97-91kWh/m ² B			
92-86kWh/m ² C			
87-81kWh/m ² D			
82-76kWh/m ² E			
77-71kWh/m ² F			
72-66kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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