

Willow Drive, Trimdon Village, TS29 6QP
4 Bed - House - Detached
£199,950

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We are thrilled to welcome to the market this deceptively spacious detached family residence with four bedrooms on Willow Drive, within the heart of Trimdon Village. This well appointed property is presented to an exceptionally high standard & is the ideal purchase for growing families. Having easy access to all of the local amenities offered in & around the immediate area; Willow Drive is within a very short drive into the neighbouring village of Sedgfield, gives excellent access to major road links leading into Durham City, Darlington & Teeside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this superb property comprises: Welcoming entrance lobby through to a spacious lounge with bay window to front elevation, dining room with French doors to the rear garden, inner lobby with stairs to the first floor & access to ground floor cloaks/wc, kitchen with a range of fitted wall & base units & further access to a useful utility room. The first floor landing boasts four bedrooms (the master bedroom having en-suite shower facilities) & the impressive re-fitted family bathroom with modern three piece suite. Externally, this delightful residence enjoys a superb sized, enclosed, South-facing garden to rear which is largely laid to lawn, whilst to the front, there is a driveway providing parking for two vehicles & access to an integral single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, layout & space of this tastefully decorated home for sale.

EPC Rating: D
Council Tax Band: D

FREEHOLD
Council Tax Band: D
EPC Rating: D

ENTRANCE HALLWAY

LOUNGE
16'7 x 10'1 (5.05m x 3.07m)

DINING ROOM
10'2 x 9'1 (3.10m x 2.77m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

KITCHEN
12'1 x 7'2 (3.68m x 2.18m)

UTILITY ROOM
5'2 x 5'1 (1.57m x 1.55m)

FIRST FLOOR LANDING

MASTER BEDROOM
10'2 x 9'9 (3.10m x 2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
10'7 x 8'5 (3.23m x 2.57m)

BEDROOM THREE
10'3 x 9'3 (3.12m x 2.82m)

BEDROOM FOUR
9'4 x 6'9 (2.84m x 2.06m)

FAMILY BATHROOM

EXTERNALLY

SINGLE GARAGE
8'6 x 5'0 (2.59m x 1.52m)



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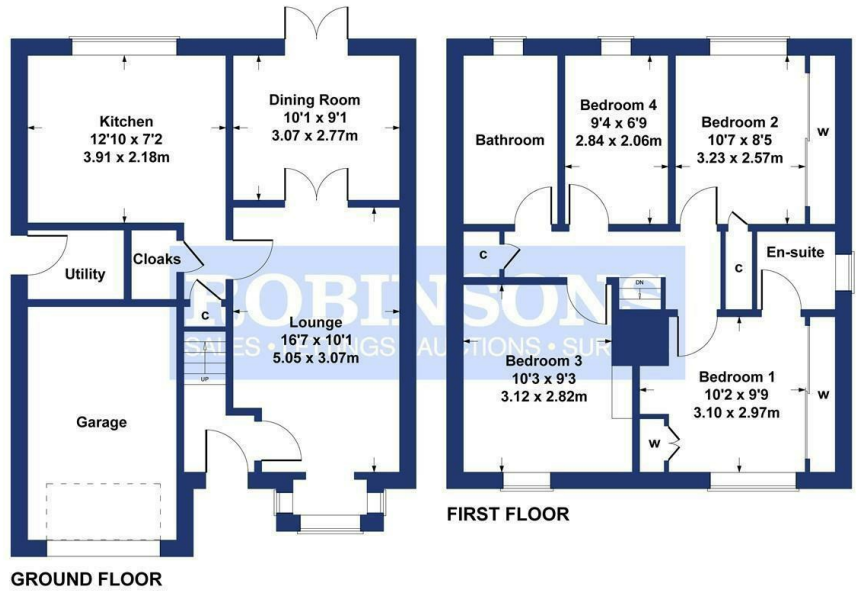
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Willow Drive

Approximate Gross Internal Area
1112 sq ft - 103 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
65-84	D		
49-64	E		
31-48	F		
13-30	G		
Not energy efficient - higher running costs			
England & Wales		65	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
65-84	D		
49-64	E		
31-48	F		
13-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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