



Horse Close Lane, Trimdon Colliery, TS29
6LP
4 Bed - Bungalow - Dormer Detached
£425,000

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Occupying a pleasant semi-rural position between Trimdon Colliery & Trimdon Village, we are delighted to offer to the market this exquisite, detached family residence with four double bedrooms on Horse Close Lane. 'The Meadows' sits on 0.28 acres of land with an additional 1.75 acres currently used as a pasture/paddock. This deceptively spacious dorma-bungalow was constructed by the current vendor in 2013 & is the perfect purchase for a larger family seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating via a combi boiler, double glazing & under floor heating (to ground floor). In brief, this exceptionally well maintained property comprises: Welcoming entrance/sun room into a spectacular family/dining room (measuring 27ft approx) with stairs to the first floor, a stunning kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks. The lounge itself measures 18ft x 16ft (approx) & hosts a beautiful feature fireplace. One double bedroom & family bathroom with modern four piece suite complete the ground floor. The first floor landing boasts three double bedrooms & a second family bathroom. Externally, this impressive development enjoys an enclosed garden to the rear which is largely laid to lawn, with paved patio area & additional access to the 1.75 acres of farm fields. To the front, there is an excellent sized, block paved driveway with parking for up to 8 vehicles & a detached double garage with power & lighting. Rarely do opportunities arise to acquire such an outstanding residence with additional land & we thoroughly recommend full internal inspection to fully appreciate the range of accommodation for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: D

ENTRANCE INTO:**UTILITY ROOM**

10'8 x 6'10 (3.25m x 2.08m)

GROND FLOOR CLOAKS / WC

6'10 x 6'10 (2.08m x 2.08m)

KITCHEN

17'4 x 11'1 (5.28m x 3.38m)

FAMILY/DINING ROOM

27'3 x 13'0 (8.31m x 3.96m)

SUN ROOM

14'5 x 7'7 (4.39m x 2.31m)

LOUNGE

18'11 x 16'3 (5.77m x 4.95m)

GROUND FLOOR BEDROOM

16'8 x 13'8 (5.08m x 4.17m)

GROUND FLOOR BATHROOM

11'1 x 9'7 (3.38m x 2.92m)

FIRST FLOOR LANDING

17'7 x 15'4 (5.36m x 4.67m)

BEDROOM ONE

20'11 x 16'6 (6.38m x 5.03m)

BEDROOM TWO

20'11 x 11'1 (6.38m x 3.38m)

BEDROOM THREE

17'0 x 14'2 (5.18m x 4.32m)

FAMILY BATHROOM

9'5 x 7'5 (2.87m x 2.26m)

EXTERNALLY**DETACHED DOUBLE GARAGE**

17'0 x 15'10 (5.18m x 4.83m)



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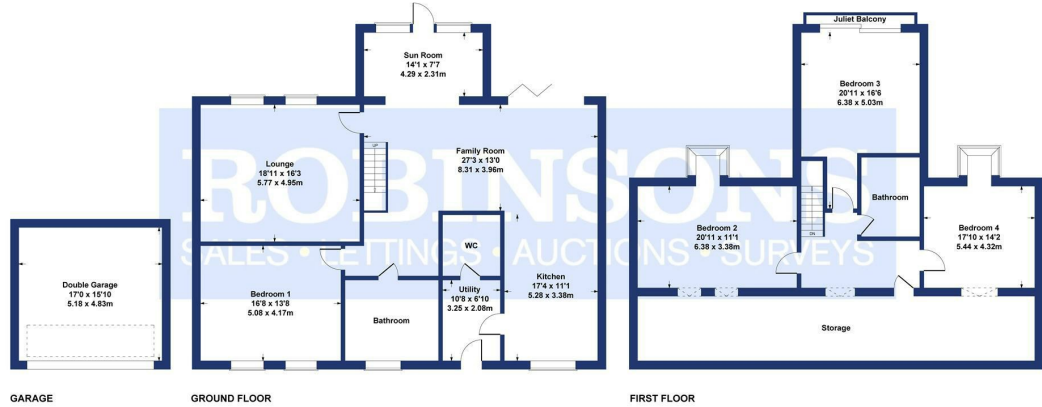
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Meadows, Trimdon Colliery, TS29 6LP

Approximate Gross Internal Area
3093 sq ft - 286 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. 2024

Energy Efficiency Rating	
Current	Potential
84	98
Very energy efficient - lower running costs (92-98) A (84-91) B (69-83) C (54-68) D (39-53) E (24-38) F (9-23) 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 (92-98) A (84-91) B (69-83) C (54-68) D (39-53) E (24-38) F (9-23) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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