

Cinnamon Drive, TS29 6NY
4 Bed - House - Townhouse
Offers In The Region Of £129,950

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We are delighted to present to the market with no onward chain; this deceptively spacious four bedroom townhouse on Cinnamon Drive, positioned pleasantly within the popular, family orientated location of Trimdon Station. This impressive residence is the perfect purchase for first time buyers & offers more than ample space for the growing family. Having easy access to all of the immediate amenities offered in & around the area itself, the property is only a short drive to the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating, double glazing, solar panels & an electric vehicle charging point. In brief, this well proportioned home comprises: Welcoming entrance hallway with stairs to the first floor, ground floor cloaks/wc, a breakfasting kitchen with a range of fitted wall & base units & a lovely sized lounge (measuring 15ft x 13ft approx) with access doors to the rear garden. The second floor landing has two bedrooms & a family bathroom with modern white three piece suite whilst the second floor landing gives access to a 15ft x 13ft (approx) master bedroom with en-suite facilities & a further bedroom. Externally, the property enjoys an enclosed garden to the rear with additional driveway parking beyond the fence, whilst a small wall enclosed area to front. We thoroughly recommend full internal inspection in order to appreciate the style, space & potential of this lovely residence for sale.

BEDROOM THREE

12'2 x 9'5 (3.71m x 2.87m)

EXTERNALLY

FREEHOLD

EPC Rating: A

Council Tax Band: C

ENTRANCE HALLWAY**GROUND FLOOR CLOAKS / WC****BREAKFASTING KITCHEN**

16'6 x 8'1 (5.03m x 2.46m)

LOUNGE

15'7 x 13'1 (4.75m x 3.99m)

FIRST FLOOR LANDING**BEDROOM TWO****BEDROOM FOUR**

11'2 x 6'3 (3.40m x 1.91m)

FAMILY BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

SECOND FLOOR LANDING**MASTER BEDROOM**

15'5 x 13'4 (4.70m x 4.06m)

EN-SUITE SHOWER ROOM



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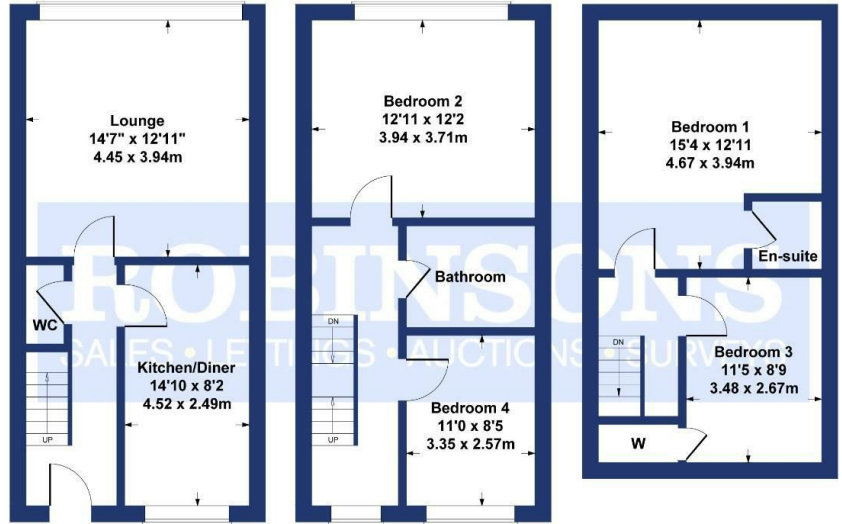
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area
1197 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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
93	94

Ways energy efficient - lower running costs

Ways energy inefficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Ways environmentally friendly - lower CO₂ emissions

Ways environmentally unfriendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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