



Beckwith Drive, Trimdon Village, TS29 6QW
3 Bed - Bungalow - Dormer Detached
£315,000

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Beckwith Drive Trimdon Village, TS29 6QW

Pleasantly positioned within a quiet cul-de-sac on Beckwith Drive in the heart of Trimdon Village, it is with pleasure that we offer to the market with no onward chain, this sensational three double bed roomed detached dormer bungalow. This deceptively spacious residence has been a loving family home since its original construction in 1999 & is the ideal purchase for clients seeking versatile living space, with the potential to develop further. It benefits from gas central heating & double glazing throughout & a recently replaced boiler & shower. Having easy access to all of the local amenities, the property is a short drive or bus ride to the neighbouring village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. With panoramic views of the Cleveland Hills to the rear, this well proportioned property briefly comprises: welcoming entrance hallway with stairs to the first floor, a lovely sized lounge (15ft approx) with bay window overlooking the rear garden, interconnecting dining room, ground floor master bedroom, breakfasting kitchen with a range of fitted wall & base units, utility/ground floor cloaks/wc, conservatory with access to the rear garden & a large family bathroom with four piece suite. Upstairs are two further bedrooms, the larger of which includes an en-suite with hand basin & wc. The large loft which can be accessed from either bedroom, offers development potential for a 5m plus/18ft master suite. Externally, this stunning home enjoys a lovely sized, enclosed South-facing rear garden with a range of plants, mature trees & shrubs, whilst to the front, a lawned area & driveway (with ample vehicle parking) leads to a single garage (19ft approx) with electric door. We urge clients not to miss out on this opportunity & recommend full internal inspection in order to appreciate the style, space & flexible layout of this impressive property.

EPC Rating: C

Council Tax Band: D











ENTRANCE HALLWAY

LOUNGE

15'10 x 10'6 (4.83m x 3.20m)

SEPARATE DINING ROOM

12'0 x 10'6 (3.66m x 3.20m)

BREAKFASTING KITCHEN

15'10 x 9'2 (4.83m x 2.79m)

CONSERVATORY

UTILITY ROOM

GROUND FLOOR CLOAKS / WC

MASTER BEDROOM

11'6 x 8'11 (3.51m x 2.72m)

FAMILY BATHROOM

9'8 x 8'0 (2.95m x 2.44m)

FIRST FLOOR LANDING

BEDROOM TWO

14'0 x 10'2 (4.27m x 3.10m)

CLOAKS/WC

BEDROOM THREE

14'0 x 9'1 (4.27m x 2.77m)

EXTERNALLY

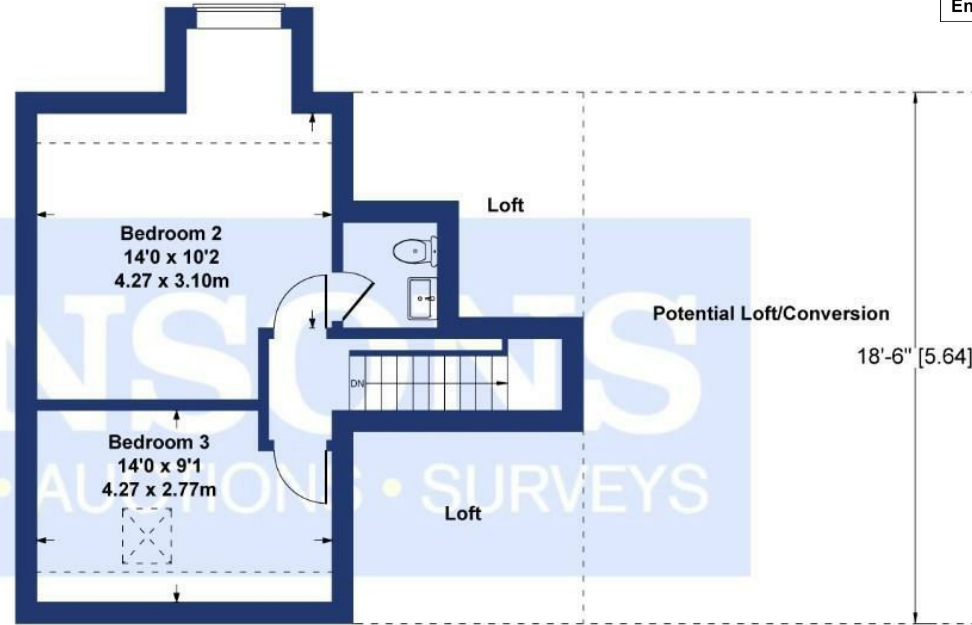
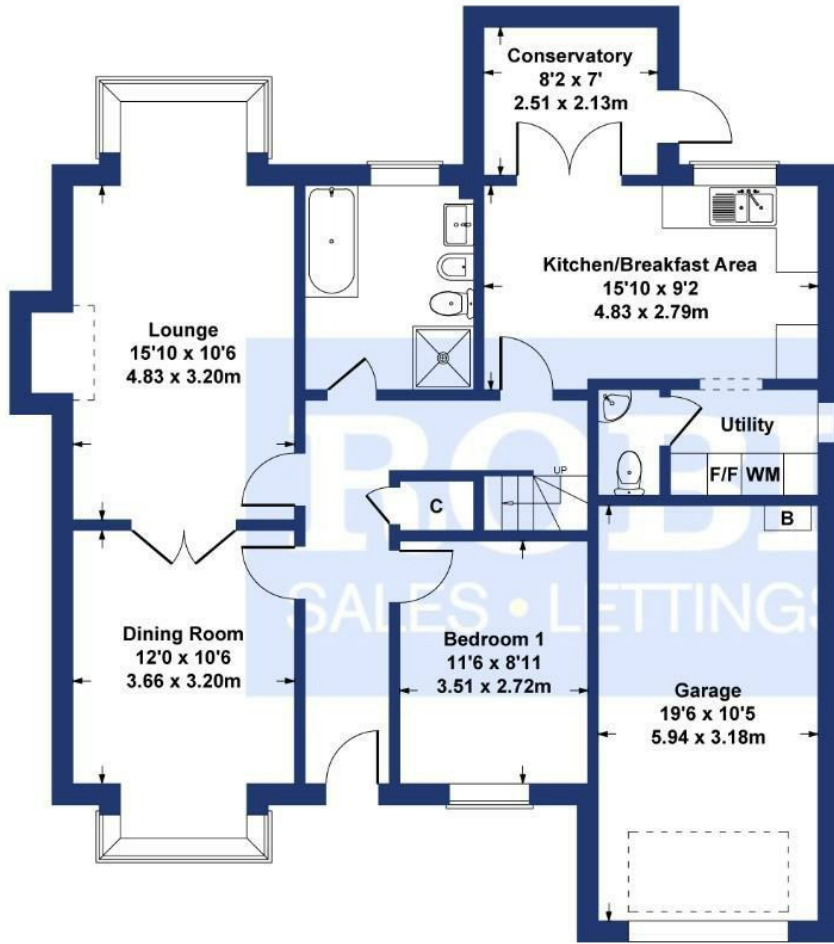
SINGLE GARAGE

19'6 x 10'5 (5.94m x 3.18m)



Beckwith Drive
 Approximate Gross Internal Area
 2167 sq ft - 201 sq m

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (82 plus) | A | | 84 |
| (81-81) | B | | |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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