



Beckwith Drive, Trimdon Village, TS29 6QW
4 Bed - House - Detached
£245,000

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An absolute credit to its current owners; we are delighted to present to the market this stunning detached family house with four bedrooms on Beckwith Drive, within the highly sought after location of Trimdon Village. This exceptionally well maintained residence ticks every box for the growing family, enjoys a neutral decor throughout & is the perfect purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered within the area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned home comprises: Welcoming entrance lobby through to a stunning open-plan lounge/dining area (measuring 29ft approximately), re-fitted kitchen with a range of fitted wall & base units, inner lobby with access to a useful ground floor cloaks/wc. The first floor landing boasts four bedrooms; the master bedroom having en-suite facilities & a lovely family bathroom with three piece suite. Externally, the property enjoys a superb sized, enclosed rear garden which is largely laid to lawn, whilst to the front, there is a block paved driveway with ample vehicle parking leading to a single garage. We encourage thorough internal viewing in order to fully appreciate the style, standard, quality & layout of this remarkable residence for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE LOBBY

LOUNGE/DINING AREA
29'6 x 11'1 (8.99m x 3.38m)

KITCHEN
15'1 x 9'2 (4.60m x 2.79m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'11 x 11'0 (3.94m x 3.35m)

EN-SUITE SHOWER ROOM
7'6 x 4'5 (2.29m x 1.35m)

BEDROOM TWO
10'6 x 9'9 (3.20m x 2.97m)

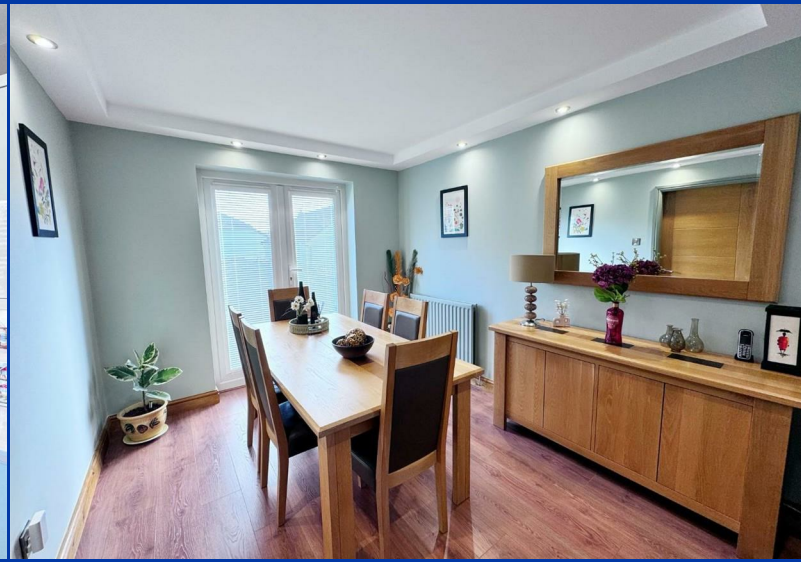
BEDROOM THREE
9'0 x 8'11 (2.74m x 2.72m)

BEDROOM FOUR
9'0 x 7'7 (2.74m x 2.31m)

FAMILY BATHROOM
12'2 x 5'0 (3.71m x 1.52m)

EXTERNALLY

SINGLE GARAGE
16'2 x 8'7 (4.93m x 2.62m)



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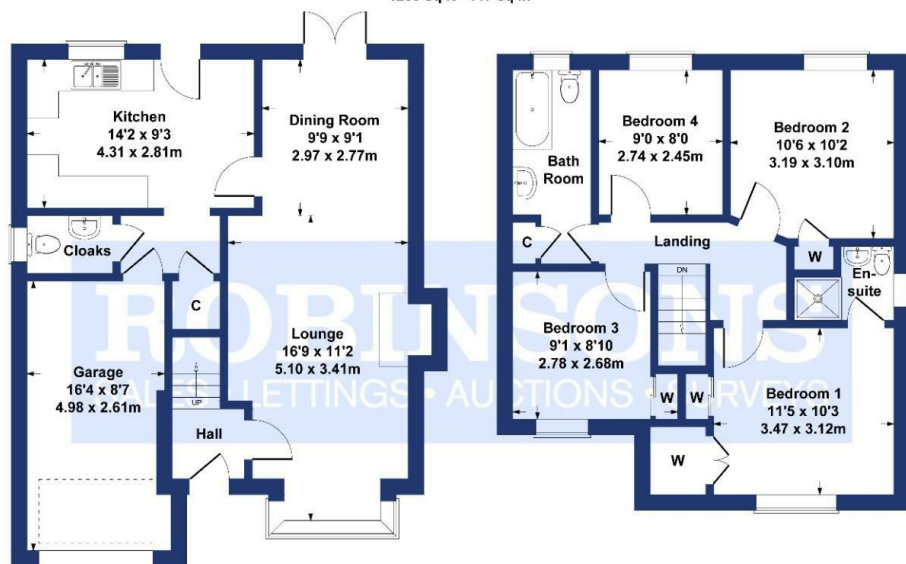
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Drive, TS29 6QW

Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR

FIRST 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
Very energy efficient - lower running costs	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	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	A		
101-91	B		
89-80	C		
75-65	D		
59-54	E		
51-39	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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