



Cinnamon Drive, TS29 6NY
4 Bed - House - Detached
£179,950

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An absolute credit to its current owners; we are delighted to offer to the market this exceptionally well presented detached house with four double bedrooms on Cinnamon Drive, within the popular, family orientated location of Trimdon Station. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a 2023 re-fitted combi boiler & double glazing throughout. An ideal opportunity for the family to acquire this tastefully decorated home which briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with French doors to the rear garden, separate dining room & kitchen with a range of fitted wall & base units. The first floor landing boasts four double bedrooms (the master bedroom having en-suite facilities) & a family bathroom with modern three piece suite. In addition, the loft is part boarded with loft & lighting. Externally, the property enjoys a good sized, enclosed garden to the rear with paved patio & lawned areas whilst the front has a spacious driveway with ample vehicle parking leading to an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this immaculate home for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
12'6 x 11'9 (3.81m x 3.58m)

KITCHEN
11'4 x 8'4 (3.45m x 2.54m)

SEPARATE DINING ROOM
11'2 x 8'0 (3.40m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'4 x 9'4 (3.45m x 2.84m)

EN-SUITE SHOWER ROOM
6'7 x 5'4 (2.01m x 1.63m)

BEDROOM TWO
12'9 x 9'1 (3.89m x 2.77m)

BEDROOM THREE
11'6 x 8'7 (3.51m x 2.62m)

BEDROOM FOUR
9'4 x 7'4 (2.84m x 2.24m)

FAMILY BATHROOM
7'9 x 4'11 (2.36m x 1.50m)

EXTERNALLY

SINGLE GARAGE
16'9 x 8'6 (5.11m x 2.59m)



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Cinnamon Drive, Trimdon Station, TS29 6NY

Approximate Gross Internal Area
1178 sq ft - 109 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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 (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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