



**St. Aidans Terrace, TS29 6BT**  
**4 Bed - House - Detached**  
**£399,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Presented to the market with a touch of class & sophistication; we are thrilled to offer for sale this sensational, extended, executive detached house on St. Aidans Terrace, positioned pleasantly overlooking the neighbouring countryside on the outskirts of Trimdon Station & Wingate. 'Rivendell' has been a loving home for almost 20 years & offers more than ample space for the growing family. Flooded with natural light throughout & boasting four reception rooms, this really is the ideal purchase for clients seeking a contemporary home that oozes style, flair & elegance. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler, double glazing & solar panels. In brief, this exquisite residence comprises: Welcoming entrance lobby with ground floor cloaks/wc, an impressive reception hallway/study, an 18ft (approx) breakfasting kitchen with central island unit & a range of fitted wall & base units, separate utility room, stunning lounge with wood burner, snug & an outstanding 35ft (approx) family room/dining area with feature vaulted ceiling & access to the rear garden. The first floor landing boasts four double bedrooms (two of which have en-suite facilities) & a beautiful family bathroom with modern four piece suite. Externally, this tremendous home enjoys an excellent sized, enclosed, South-facing rear garden which is largely laid to lawn (hot tub also included), whilst the front is accessed via wrought iron gates, has a driveway which stands several vehicles & access to a 20ft (approx) detached double garage. This unique property is not to be missed & we thoroughly encourage full internal inspection in order to fully appreciate the style, standard, layout & quality of this remarkable home for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### **ENTRANCE LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **RECEPTION HALLWAY / STUDY**

13'7 x 10'6 (4.14m x 3.20m)

#### **BREAKFASTING KITCHEN**

18'4 x 16'0 (5.59m x 4.88m)

#### **SEPARATE UTILITY ROOM**

12'6 x 7'4 (3.81m x 2.24m)

#### **SNUG**

13'11 x 11'9 (4.24m x 3.58m)

#### **FAMILY ROOM / DINING AREA**

35'0 x 9'6 (10.67m x 2.90m)

#### **LOUNGE**

26'6 x 11'7 (8.08m x 3.53m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

16'4 x 12'2 (4.98m x 3.71m)

#### **WALK-IN DRESSING ROOM**

7'2 x 5'3 (2.18m x 1.60m)

#### **EN-SUITE SHOWER ROOM**

8'7 x 6'11 (2.62m x 2.11m)

#### **BEDROOM TWO**

16'7 x 16'6 (5.05m x 5.03m)

#### **EN-SUITE SHOWER ROOM**

5'2 x 4'7 (1.57m x 1.40m)

#### **BEDROOM THREE**

12'9 x 10'2 (3.89m x 3.10m)

#### **BEDROOM FOUR**

14'8 x 8'7 (4.47m x 2.62m)

#### **FAMILY BATHROOM**

8'6 x 6'10 (2.59m x 2.08m)

#### **EXTERNALLY**

#### **DETACHED DOUBLE GARAGE**

20'0 x 19'0 (6.10m x 5.79m)



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

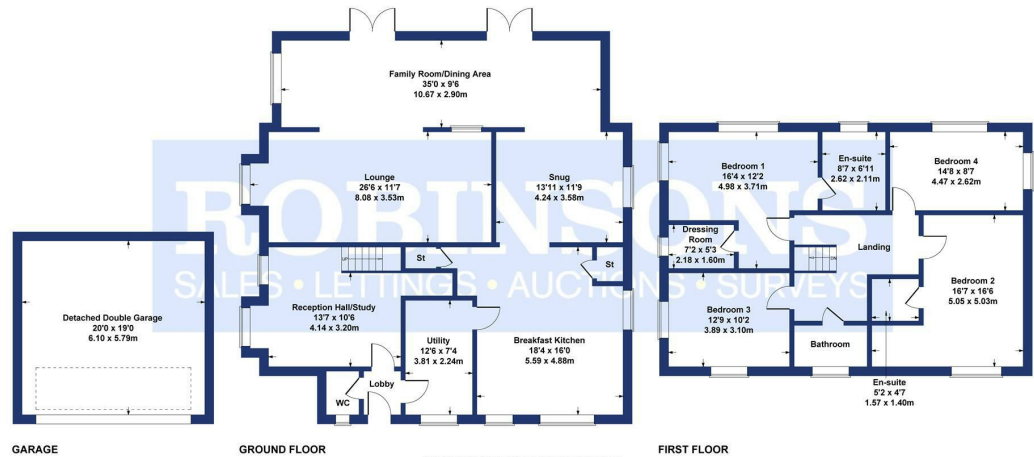
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rivendell, Trimdon Station, TS29 6BZ

Approximate Gross Internal Area  
2913 sq ft - 271 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
www.robinsonsestateagents.co.uk