



**Beckwith Drive, Trimdon Village, TS29 6QW**  
**3 Bed - House - Detached**  
**£169,950**

**ROBINSONS**  
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An ideal purchase for the family; it is with pleasure that we present to the market this exceptionally well presented three bedroom detached house on Beckwith Drive, within the highly sought after location of Trimdon Village. This tastefully decorated residence boasts a larger than average living space to the ground floor, having an additional family room (which was originally a single garage), is flooded with natural light throughout & benefits further from gas central heating via a combi boiler & double glazing throughout. 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 Sedgefield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, the property itself comprises: Welcoming entrance lobby with access to the stunning open-plan lounge/family room area, dining room with French doors to rear elevation & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms (two of which have built-in wardrobes) & a family bathroom with modern four piece suite. Externally, the property enjoys a good sized, enclosed, East-facing rear garden whilst the front provides driveway parking for two vehicles. This is an excellent opportunity for the young family to acquire this impressive home within this desirable, family orientated location. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, layout & standard of this beautiful property for sale.

LEASEHOLD  
EPC Rating: D  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

**LOUNGE**  
15'0 x 10'4 (4.57m x 3.15m)

**FAMILY ROOM**  
15'11 x 7'7 (4.85m x 2.31m)

**DINING ROOM**  
9'2 x 8'11 (2.79m x 2.72m)

**KITCHEN**  
9'2 x 8'11 (2.79m x 2.72m)

#### **INNER HALLWAY**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'7 x 9'6 (3.53m x 2.90m)

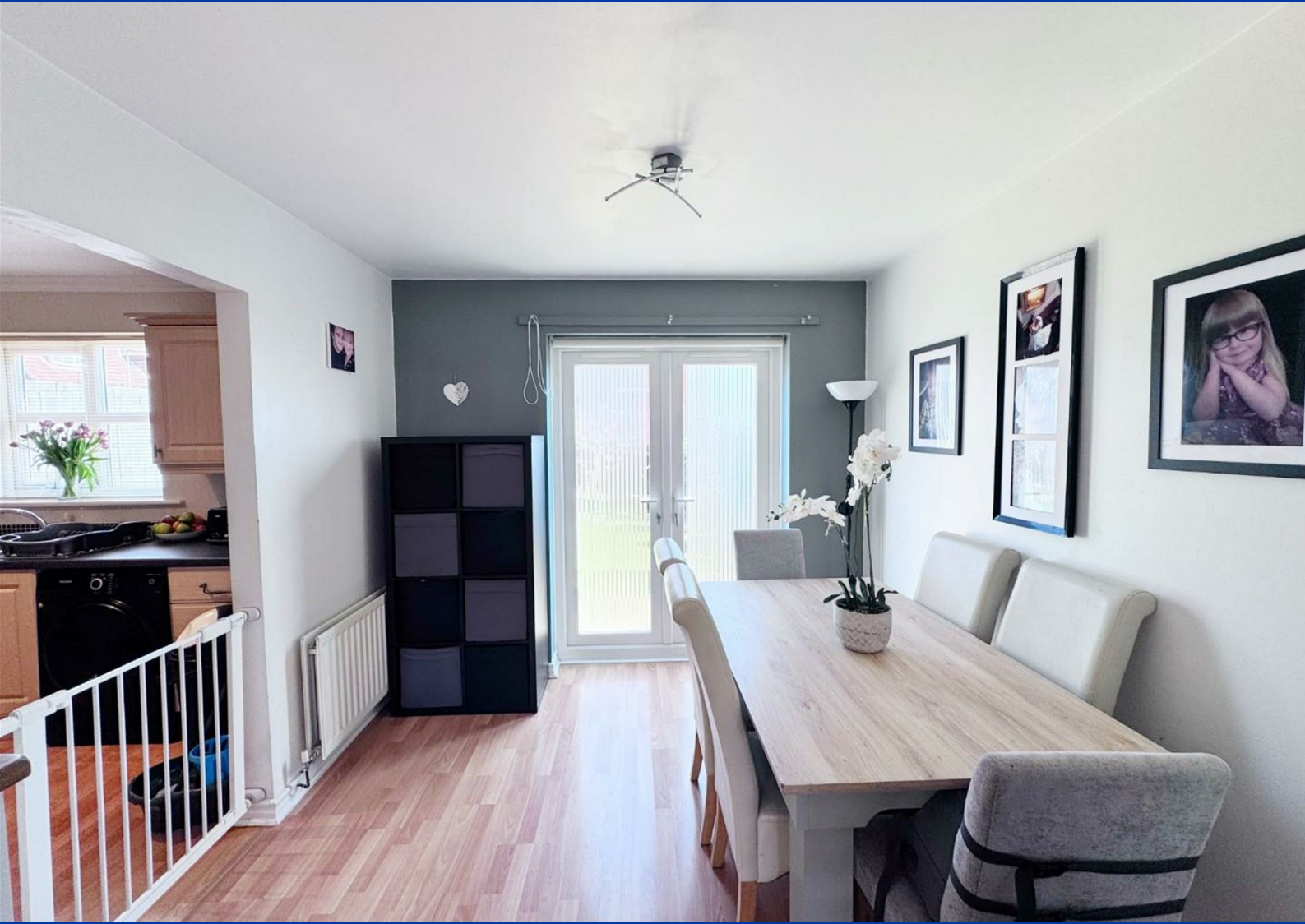
**BEDROOM TWO**  
10'6 x 9'6 (3.20m x 2.90m)

**BEDROOM THREE**  
9'1 x 7'10 (2.77m x 2.39m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**







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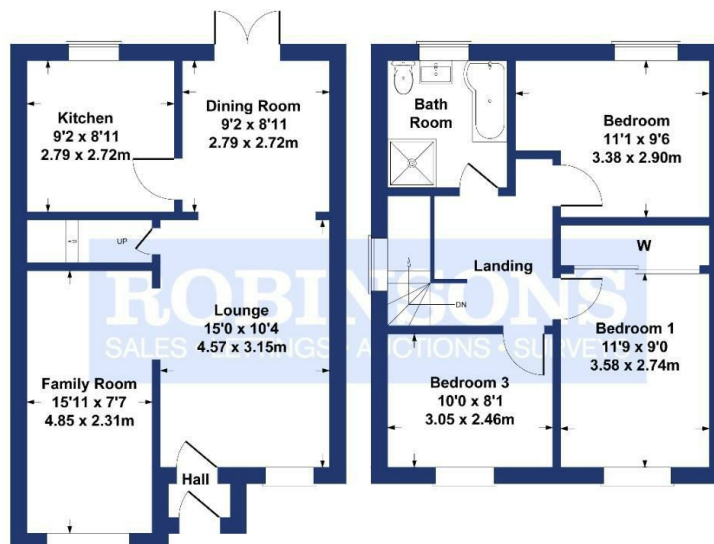
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckwith Drive, TS29 6QW

Approximate Gross Internal Area  
1007 sq ft - 94 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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		65	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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