

West Lane, Trimdon Village, TS29 6NA
3 Bed - House - Semi-Detached
£200,000

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An absolute credit to its current owners; we are delighted to offer to the market this exceptionally well presented, extended semi detached house with three bedrooms, situated beautifully with panoramic views to the rear elevation on West Lane, within the highly sought after, family orientated location of Trimdon Village. This tastefully decorated residence is the ideal purchase for the growing family, has been modified to include a study to the ground floor & benefits from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered in & around the 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. In brief, this exquisite home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor utility room/wc, spacious lounge with feature bay window to front elevation, separate dining room & an outstanding breakfasting kitchen (measuring 21ft approximately) with a range of fitted wall & base units & access to rear garden. The first floor landing boasts three bedrooms (the master bedroom having en-suite facilities) & a lovely family bathroom with free standing bath. Externally, the property enjoys a superb sized, enclosed, South-facing garden to the rear with patio & lawned areas & further access is given into a useful study area (which is part of the original garage) whilst to the front, there is a spacious driveway offering ample vehicle parking. Enjoying an elevated position & flooded with natural light throughout; we thoroughly encourage full internal inspection in order to fully appreciate the style, space, quality, layout & standard of this remarkable home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/WC

LOUNGE
14'2 x 12'1 (4.32m x 3.68m)

SEPARATE DINING ROOM
12'6 x 12'6 (3.81m x 3.81m)

BREAKFASTING KITCHEN
21'2 x 9'4 (6.45m x 2.84m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'5 x 12'2 (4.39m x 3.71m)

EN-SUITE SHOWER ROOM
4'11 x 4'6 (1.50m x 1.37m)

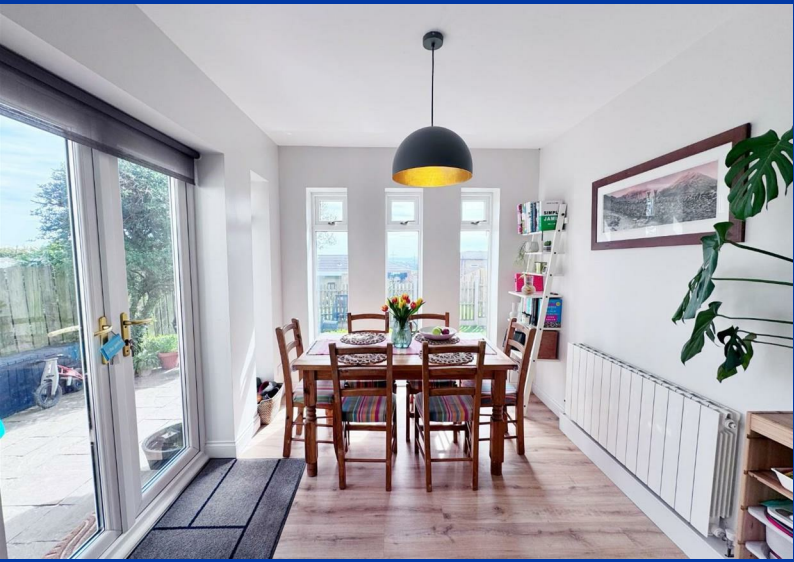
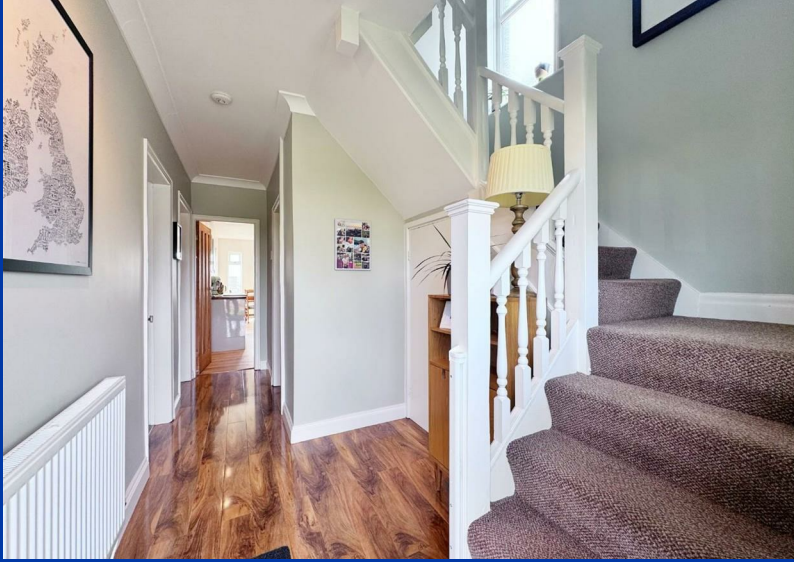
BEDROOM TWO
12'3 x 11'10 (3.73m x 3.61m)

BEDROOM THREE
8'9 x 8'2 (2.67m x 2.49m)

FAMILY BATHROOM
6'9 x 5'7 (2.06m x 1.70m)

EXTERNALLY

CONVERTED STUDY
15'0 x 8'4 (4.57m x 2.54m)



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Strategic Marketing Plan

Dedicated Property Manager

West Lane, Trimdon Village, TS29 6NA

Approximate Gross Internal Area
1502 sq ft - 140 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		68	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-110 g/kWh A			
89-101 g/kWh B			
76-88 g/kWh C			
63-75 g/kWh D			
50-62 g/kWh E			
37-49 g/kWh F			
24-36 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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