



Garden Mews, Trimdon Village, TS29 6FA
4 Bed - House - Detached
£359,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled beautifully within a cul-de-sac location of executive properties; it is with pleasure that we offer to the market this outstanding four bedroom detached family residence on Garden Mews within the highly sought after location of Trimdon Village. This remarkable property is one of four homes which was constructed in 2022/2023, is finished with old English blend beamish red brick with flush sash wood grain windows, quality flooring throughout & ticks every box for the larger family. Having easy access to all of the local amenities offered in & around the area itself & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside, the property also benefits further from gas central heating throughout. An ideal opportunity for clients seeking that 'move-in ready home' which briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning lounge with two windows to front elevation, a separate snug (which could be used as a study if necessary), an outstanding kitchen/diner/family room (which measures 30ft approximately) with a range of fitted wall & base units, high spec integrated appliances & bi-fold doors to the rear garden, separate utility room & access to a useful ground floor cloaks/wc. The first floor landing boasts four double bedrooms which all have fitted wardrobes (the master bedroom having en-suite facilities) & a beautiful family bathroom with modern four piece suite. Externally, this exquisite residence enjoys a lovely sized, enclosed East-facing garden to the rear with panoramic views of the open countryside & is largely laid to lawn; whilst to the front there is a further lawned area with block paved driveway (providing ample vehicle parking for up to 4 vehicles) with access to a single garage. Only via thorough internal inspection can the sheer size, quality, style, standard & finish of this remarkable home be fully appreciated.

EPC Rating: B
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE

14'4 x 12'7 (4.37m x 3.84m)

SNUG

10'0 x 7'10 (3.05m x 2.39m)

KITCHEN / DINER / FAMILY ROOM

30'6 x 13'11 (9.30m x 4.24m)

UTILITY ROOM

6'1 x 5'8 (1.85m x 1.73m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

20'0 x 14'11 (6.10m x 4.55m)

EN-SUITE SHOWER ROOM

6'11 x 5'8 (2.11m x 1.73m)

BEDROOM TWO

10'6 x 8'10 (3.20m x 2.69m)

BEDROOM THREE

10'3 x 10'2 (3.12m x 3.10m)

BEDROOM FOUR

13'6 x 10'2 (4.11m x 3.10m)

FAMILY BATHROOM

9'5 x 9'0 (2.87m x 2.74m)

EXTERNALLY

SINGLE GARAGE

18'6 x 8'11 (5.64m x 2.72m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

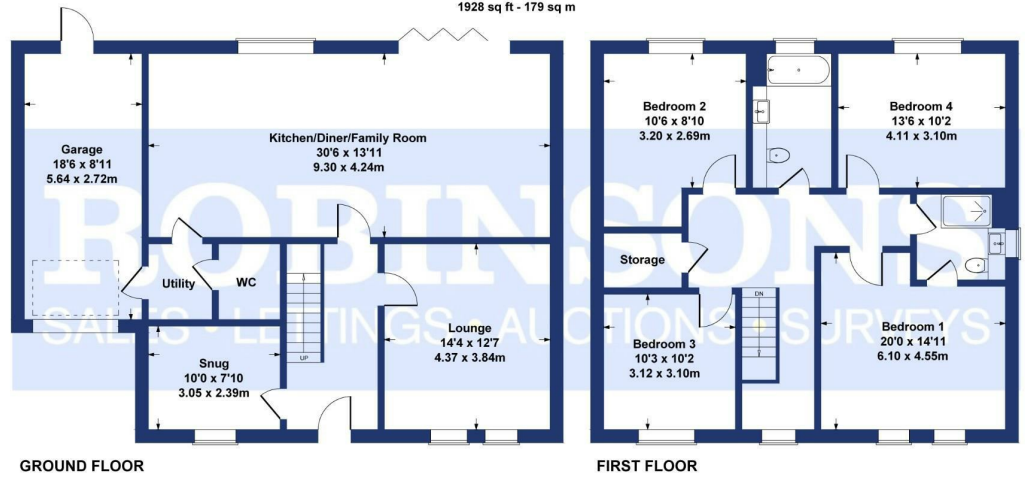
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Garden Mews, Trimdon Village, TS29 6FA

Approximate Gross Internal Area
1928 sq ft - 179 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	91
B			
C			
D			
E			
F			
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		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ 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@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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 • SURVEYS

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

www.robinsonsestateagents.co.uk