



Willow Drive, Trimdon Village, TS29 6QP
3 Bed - House - Detached
£159,950

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We are thrilled to welcome to the market with no onward chain; this deceptively spacious detached family residence with three bedrooms on Willow Drive, within the heart of Trimdon Village. This well appointed property is the ideal purchase for young families or first time buyers. Having easy access to all of the local amenities offered in & around the immediate area; Willow Drive is within a very short commute into the village of Sedgefield, gives excellent access to major road links leading into Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & UPVC framed double glazing throughout. In brief, this superb property comprises: Welcoming entrance lobby with internal access to the single garage, an impressive open-plan lounge/dining area (measuring 24ft approximately), kitchen with a range of fitted wall & base units & a lovely conservatory opening out onto the rear garden. The first floor landing boasts three bedrooms & the impressive family bathroom with modern four piece suite. Externally, this delightful residence enjoys a good sized, enclosed garden to rear which is largely laid to lawn, whilst to the front, there is a driveway providing parking for two vehicles & access to a single garage. We strongly recommend thorough internal inspection in order to fully appreciate the style, layout & space of this tastefully decorated home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: C

ENTRANCE LOBBY

OPEN PLAN LOUNGE / DINING ROOM

24'4 x 10'8 (7.42m x 3.25m)

KITCHEN

9'8 x 9'3 (2.95m x 2.82m)

CONSERVATORY

13'6 x 9'5 (4.11m x 2.87m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'3 x 9'0 (3.43m x 2.74m)

BEDROOM TWO

11'1 x 9'8 (3.38m x 2.95m)

BEDROOM THREE

10'0 x 8'1 (3.05m x 2.46m)

FAMILY BATHROOM

9'2 x 7'11 (2.79m x 2.41m)

EXTERNALLY

SINGLE GARAGE

14'0 x 8'0 (4.27m x 2.44m)



OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Willow Drive, Trimdon Village, TS29 6QP

Approximate Gross Internal Area
1168 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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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