



CARVERS

SALES & LETTINGS

Amble Way

Trimdon Station, TS29 6DZ

Offers in the region of £210,000

House - Detached



A beautifully presented detached family home enjoying a quiet cul-de-sac location in this sought after village.

Upon entering, you are welcomed by an entrance vestibule that leads into a bright and airy living room. The living room features glazed double doors that seamlessly connect to a separate dining room, which in turn opens through French doors to the beautifully landscaped rear garden. The fitted kitchen is conveniently located nearby, making it easy to entertain guests or enjoy family meals.

The ground floor also includes a practical WC, while the first floor landing leads to three well-proportioned bedrooms. The principal bedroom is a true highlight, complete with built-in wardrobes and an en-suite shower room/WC, providing a private sanctuary. The two additional bedrooms are generously sized, perfect for children, guests, or a home office. A contemporary family bathroom/WC with a stylish white suite completes the upper level.

Outside, the property features an open plan lawned garden to the front, complemented by a driveway that accommodates parking for up to three vehicles, leading to an integral single garage. The rear garden is a standout feature, professionally landscaped for low maintenance, and enjoys a south-facing aspect, ensuring plenty of sunlight. A charming pergola adds character and provides a lovely space for outdoor relaxation, all while offering a good degree of privacy.

This property is not just a house; it is a home that offers comfort, style, and convenience in a peaceful setting. Amble Way is a must-see for anyone looking to settle in a welcoming community.



- Ground floor WC
- Fitted kitchen
- En-suite shower room/WC
- Family bathroom/WC with modern white suite
- Driveway
- Living room opening to dining room
- Built-in robes to principal bedroom
- Two further good size bedrooms
- South facing landscaped rear garden
- Integral garage

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

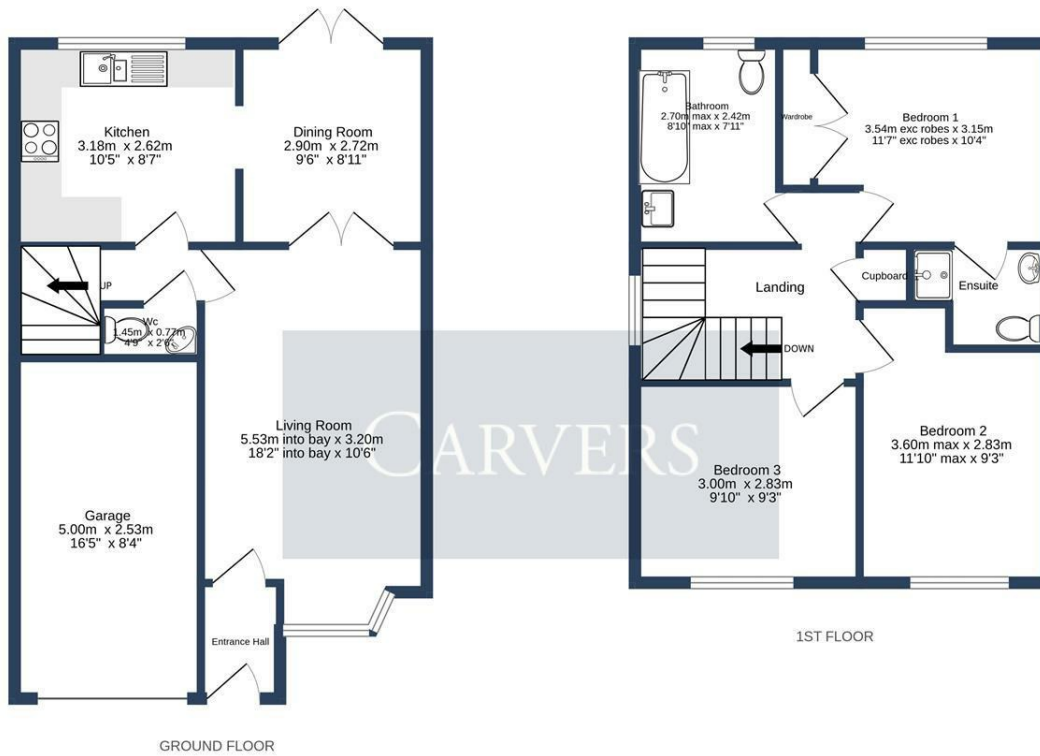
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





AMBLE WAY, TRIMDON GRANGE, TS29 6DZ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Property size taken from EPC
1076.00 sq ft

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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