





, Trimdon Grange, TS29 6EW
4 Bed - Bungalow - Detached
£395,000

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Tucked away within its own private grounds of approximately 1/4 of an acre; we are delighted to offer to the market this unique detached bungalow with four double bedrooms & two reception rooms pleasantly positioned within the popular, family orientated location of Trimdon Grange. 'Langrar' has been a loving family residence for over 45 years, is the perfect purchase for clients seeking both internal & external space & something extremely individual. Whilst elements of the home may require some internal modernisation, this remarkable property has been extremely well maintained & boasts more than ample room for the larger family. Having easy access to all of the immediate amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway, a stunning lounge/dining area (measuring 26ft x 19ft approximately), a sensational games room/bar area (measuring 23ft x 19ft approximately), kitchen with a range of fitted wall & base units & further access into a separate utility room, four double bedrooms, family bathroom & a separate re-fitted shower room. Externally, the property lies within its own secluded grounds, enjoying beautifully maintained gardens which surround the bungalow with a wide range of plant, tree & shrub borders, whilst a spacious driveway provides ample vehicle parking & gives access to a single garage & additional car port. Very rarely do properties with such a unique sense of style, space, character & potential hit the market & we thoroughly encourage full internal inspection in order to fully appreciate the standard, layout & charm of this impressive residence for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE / DINING AREA
26'5 x 19'10 (8.05m x 6.05m)

GAMES ROOM
23'8 x 19'4 (7.21m x 5.89m)

BREAKFASTING KITCHEN
14'9 x 13'0 (4.50m x 3.96m)

UTILITY ROOM
10'0 x 4'8 (3.05m x 1.42m)

MASTER BEDROOM
16'3 x 11'11 (4.95m x 3.63m)

BEDROOM TWO
12'1 x 11'0 (3.68m x 3.35m)

BEDROOM THREE
12'1 x 11'0 (3.68m x 3.35m)

BEDROOM FOUR
12'1 x 7'9 (3.68m x 2.36m)

FAMILY BATHROOM
8'10 x 7'9 (2.69m x 2.36m)

SEPARATE SHOWER ROOM
11'9 x 3'8 (3.58m x 1.12m)

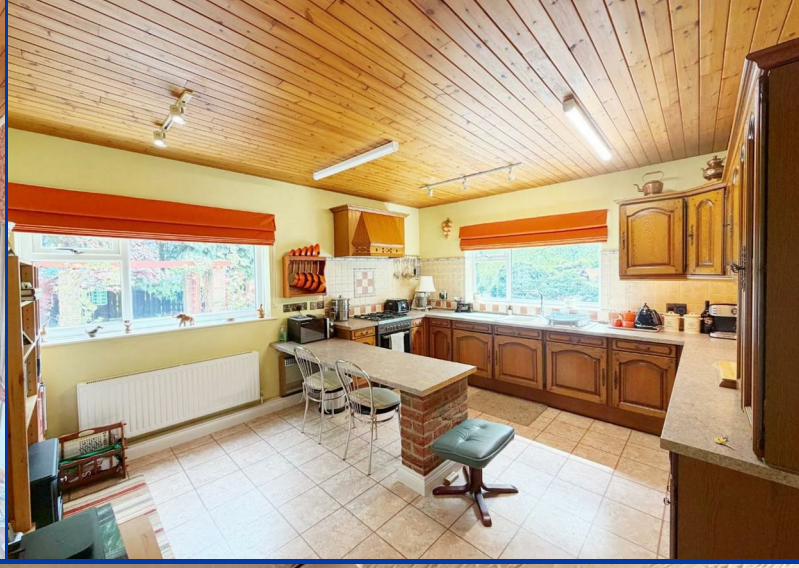
EXTERNALLY

SINGLE GARAGE
19'1 x 9'2 (5.82m x 2.79m)

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.






Jim Beam





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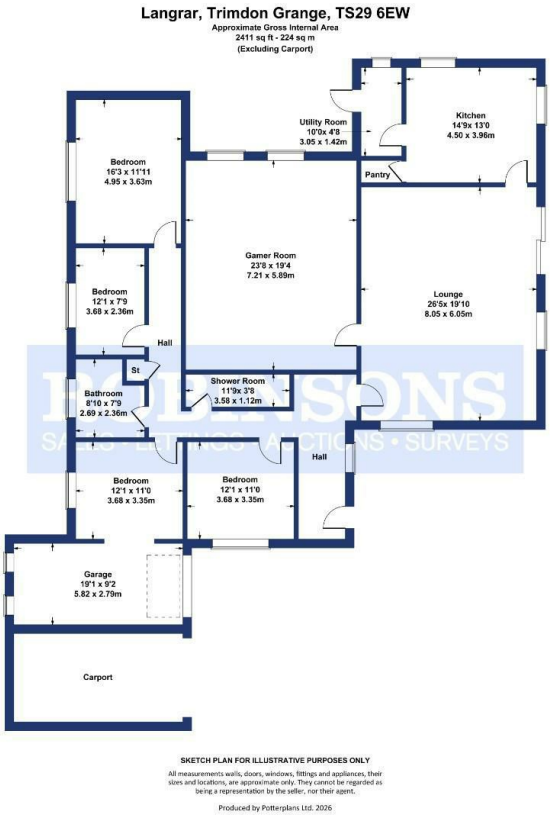

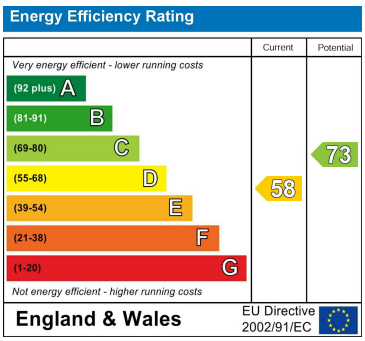

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