



Willow Drive, Trimdon, TS29 6QP
5 Bed - House - Detached
Reduced To £259,950

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An absolute credit to its current owners; it is with pleasure that we welcome to the market this sensational detached family residence with five double bedrooms within the heart of Trimdon Village. Occupying a spacious corner plot at the head of a cul-de-sac, this stunning home on Willow Drive is the perfect purchase for families seeking that 'move-in ready' property. This immaculate dwelling has been a loving family home for many years, has been lovingly cared for & is presented to an exceptionally high standard throughout. With easy access to all of the local amenities offered in & around the immediate area & within a very short drive into the village of Sedgfield, the property is also within excellent commuting distance to major road links leading into Durham City, Darlington & Teeside & benefits further from gas central heating via a re-fitted combi boiler & UPVC double glazing. Having undergone very recent improvements such as a 2021 re-fitted family bathroom & a 2020 re-fitted kitchen; this modern home offers a versatile/contemporary style of living & could potentially be used as a six bedroom home should family members require ground floor bedroom space with facilities. In brief, this superb property comprises: a welcoming entrance hallway with beautiful oak flooring (which also extends into the lounge/diner & study) a lovely lounge / dining area which spans the depth of the home, re-fitted kitchen with a range of high end wall & base units, the study with bay window to front elevation & access to a ground floor cloaks/wc & garden room with French doors to rear. The first floor landing boasts five double bedrooms (two of which have fitted wardrobes) & the beautiful re-fitted family bathroom with modern suite. There is also space to incorporate an en-suite if necessary. Externally, this delightful residence enjoys a good sized, enclosed garden to rear whilst to the front, there are gardens, driveway parking for three vehicles & access to a single garage.



ENTRANCE HALLWAY

LOUNGE / DINING AREA

24'4 x 10'4 (7.42m x 3.15m)

RE-FITTED KITCHEN

9'3 x 8'11 (2.82m x 2.72m)

GARDEN ROOM

10'10 x 9'11 (3.30m x 3.02m)

SEPARATE STUDY / BEDROOM SIX

15'8 x 9'11 (4.78m x 3.02m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

11'11 x 9'6 (3.63m x 2.90m)

BEDROOM TWO

11'11 x 9'11 (3.63m x 3.02m)

BEDROOM THREE

9'11 x 8'3 (3.02m x 2.51m)

BEDROOM FOUR

9'9 x 9'6 (2.97m x 2.90m)

BEDROOM FIVE

9'2 x 8'3 (2.79m x 2.51m)

RE-FITTED FAMILY BATHROOM

9'1 x 6'10 (2.77m x 2.08m)

EXTERNALLY

SINGLE GARAGE

17'0 x 8'0 (5.18m x 2.44m)

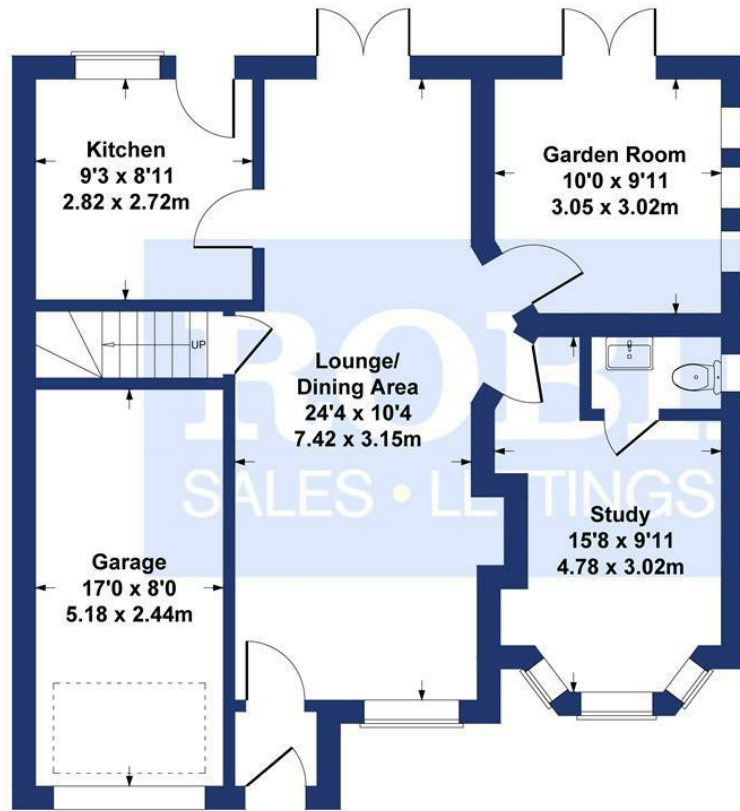




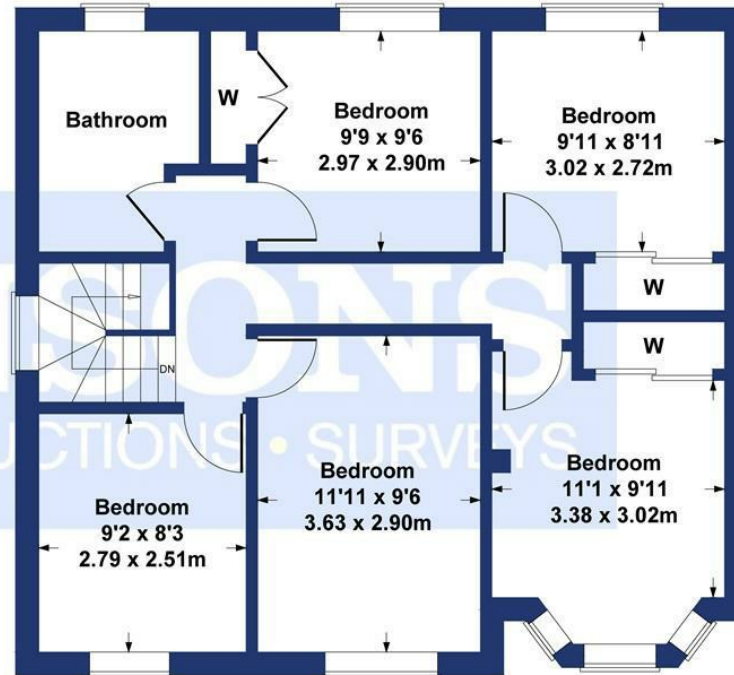
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Approximate Gross Internal Area
1567 sq ft - 146 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		67	78
		EU Directive 2002/91/EC	



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.

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