



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£314,995

ROBINSONS
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An exciting new development in Bluebell Gardens, Trimdon Village comprising a collection of detached, semi-detached & terraced homes. Homes by Esh is one of the North's leading private housebuilders & enjoys a strong reputation in the new homes market. Bluebell Gardens will come with the high standard, quality fixtures, fittings & materials for which Homes by Esh are so renowned.

EXTERNALLY**SINGLE GARAGE**

The Cherry is a four bedroom detached home which is ideal for the larger family. The entrance hallway has stairs to the first floor, ground floor cloaks/wc, large open-plan kitchen/dining area with a range of fitted wall & base units & bi-fold doors to the rear garden, utility room & dual aspect lounge with bay window to front elevation. The first floor landing boasts a master bedroom with dressing room & en-suite facilities, second bedroom with en-suite facilities, two further bedrooms & family bathroom.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS
SEDFIELD ON 01740 621777.

ENTRANCE HALLWAY**LOUNGE**

19'3 x 10'6 (5.87m x 3.20m)

KITCHEN/DINING AREA

19'3 x 14'9 (5.87m x 4.50m)

UTILITY

8'0 x 6'7 (2.44m x 2.01m)

W/C**MASTER BEDROOM**

11'5 x 11'5 (3.48m x 3.48m)

DRESSING ROOM

7'6 x 5'4 (2.29m x 1.63m)

EN-SUITE

7'6 x 5'10 (2.29m x 1.78m)

BEDROOM TWO

16'8 x 10'4 (5.08m x 3.15m)

EN-SUITE

7'5 x 4'10 (2.26m x 1.47m)

BEDROOM THREE

12'6 x 11'10 (3.81m x 3.61m)

BEDROOM FOUR

12'6 x 7'0 (3.81m x 2.13m)

BATHROOM

7'3 x 6'5 (2.21m x 1.96m)



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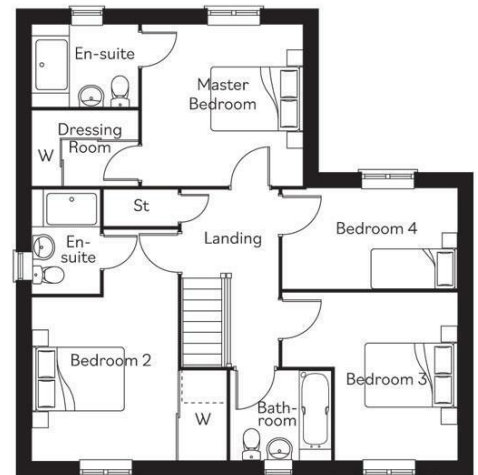
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr G			
Not energy 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			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
66-80 g/m²/yr C			
51-65 g/m²/yr D			
36-50 g/m²/yr E			
21-35 g/m²/yr F			
6-20 g/m²/yr 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@robinsonscsls.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@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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

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