



**Salters Lane, Trimdon Village, TS29 6PU**  
**4 Bed - House - Detached**  
**£279,995**

**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.

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

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS  
SEDFIELD ON 01740 621777.

**ENTRANCE HALLWAY****LOUNGE**

13'8 x 10'1 (4.17m x 3.07m)

**KITCHEN/DINING AREA**

20'9 x 9'7 (6.32m x 2.92m)

**UTILITY**

6'4 x 4'4 (1.93m x 1.32m)

**WC****MASTER BEDROOM**

13'2 x 10'6 (4.01m x 3.20m)

**EN-SUITE**

8'0 x 6'2 (2.44m x 1.88m)

**BEDROOM TWO**

13'7 x 10'1 (4.14m x 3.07m)

**BEDROOM THREE**

10'3 x 10'2 (3.12m x 3.10m)

**BEDROOM FOUR**

9'10 x 9'8 (3.00m x 2.95m)

**BATHROOM**

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

**EXTERNALLY****INTEGRAL GARAGE**



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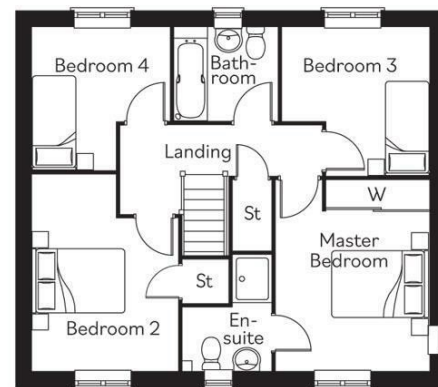
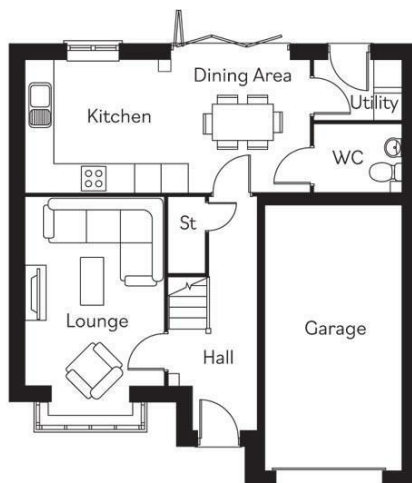
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
73-84	D		
55-72	E		
29-54	F		
1-28	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-84	D		
59-74	E		
21-58	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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# ROBINSONS

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