



**Salters Lane, Trimdon Village, TS29 6PU**  
**4 Bed - House - Detached**  
**£264,995**

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If interested please quote plot Plot 27

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 Oak is a four bedroom detached home which is ideal for the family. The entrance hallway has stairs to the first floor, spacious lounge with window to front elevation, 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 & built-in wardrobe, three further bedrooms, family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS  
SEDFIELD ON 01740 621777.

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'3 x 10'10 (4.04m x 3.30m)

#### **KITCHEN/DINING AREA**

18'0 x 10'1 (5.49m x 3.07m)

#### **UTILITY**

6'4 x 4'9 (1.93m x 1.45m)

#### **WC**

#### **MASTER BEDROOM**

14'2 x 13'10 (4.32m x 4.22m)

#### **EN-SUITE**

6'9 x 5'8 (2.06m x 1.73m)

#### **BEDROOM TWO**

11'6 x 10'4 (3.51m x 3.15m)

#### **BEDROOM THREE**

12'3 x 7'3 (3.73m x 2.21m)

#### **BEDROOM FOUR**

10'6 x 7'11 (3.20m x 2.41m)

#### **BATHROOM**

7'11 x 6'6 (2.41m x 1.98m)

#### **EXTERNALLY**







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-48 kWh/m²/yr E			
48-39 kWh/m²/yr F			
39-31 kWh/m²/yr 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			
105-91 g/m²/yr A			
91-81 g/m²/yr B			
81-65 g/m²/yr C			
65-55 g/m²/yr D			
55-48 g/m²/yr E			
48-39 g/m²/yr F			
39-31 g/m²/yr G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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# ROBINSONS

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