



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£284,995

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If interested please quote plot Plot 9

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 Juniper is a four bedroom detached home which is ideal for families. The entrance hallway has stairs to the first floor, ground floor cloaks/wc & ground floor study, open-plan kitchen/dining/family area with bi-fold doors to the rear garden, utility room & spacious lounge. The first floor landing boasts a master bedroom with en-suite facilities & built-in wardrobe, three further bedrooms & family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS SEDGEFIELD ON 01740 621777.

ENTRANCE HALLWAY

LOUNGE

12'3 x 11'6 (3.73m x 3.51m)

KITCHEN/DINING/FAMILY AREA

22'3 x 14'0 (6.78m x 4.27m)

STUDY

5'10 x 5'7 (1.78m x 1.70m)

UTILITY

6'11 x 6'7 (2.11m x 2.01m)

MASTER BEDROOM

13'3 x 10'3 (4.04m x 3.12m)

EN-SUITE

7'9 x 4'5 (2.36m x 1.35m)

BEDROOM TWO

11'2 x 10'4 (3.40m x 3.15m)

BEDROOM THREE

11'10 x 7'0 (3.61m x 2.13m)

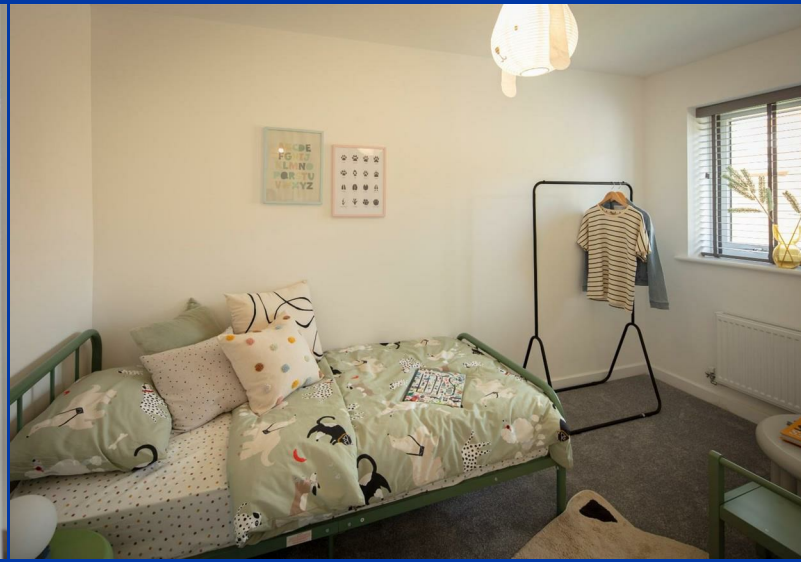
BEDROOM FOUR

10'4 x 7'9 (3.15m x 2.36m)

BATHROOM

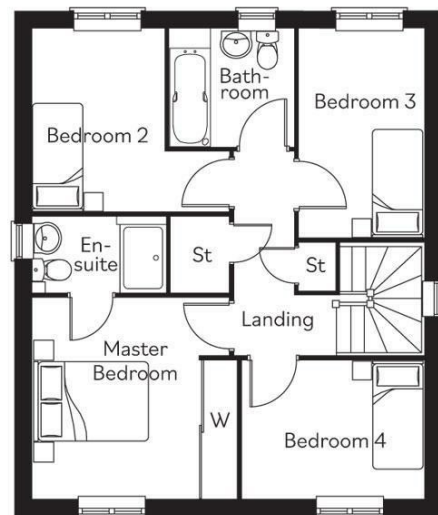
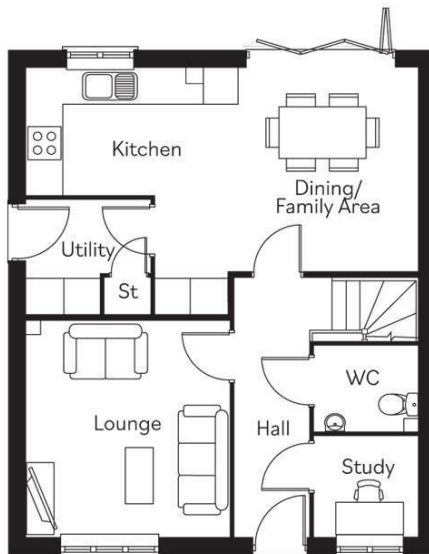
7'1 x 6'7 (2.16m x 2.01m)

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
	91-81kWh/m ² B		
	81-65kWh/m ² C		
	65-55kWh/m ² D		
	55-48kWh/m ² E		
	48-42kWh/m ² F		
Not energy efficient - higher running costs	42-35kWh/m ² G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	102-91kWh/m ² A		
	91-80kWh/m ² B		
	80-69kWh/m ² C		
	69-55kWh/m ² D		
	55-50kWh/m ² E		
	50-45kWh/m ² F		
Not environmentally friendly - higher CO ₂ emissions	45-39kWh/m ² G		
England & Wales		EU Directive 2002/91/EC	

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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@robinsonscs.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, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
 www.robinsonsestateagents.co.uk