



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£309,995

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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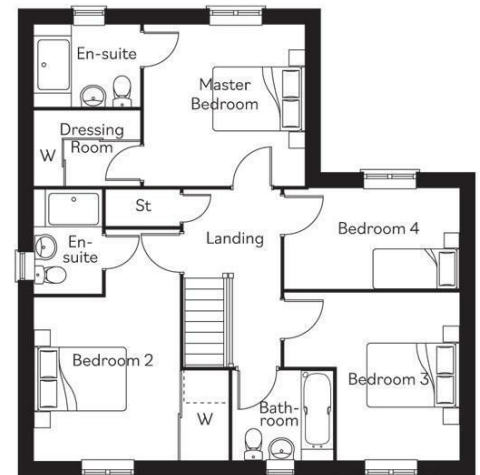
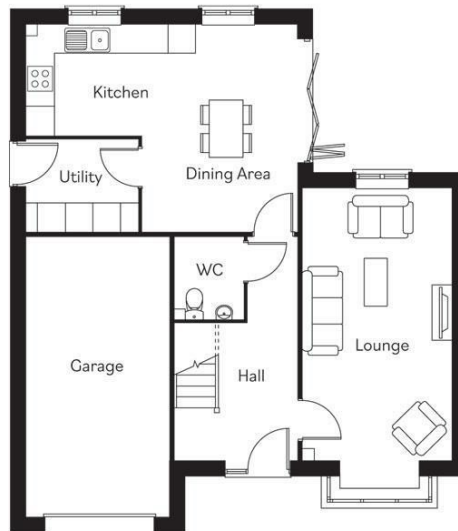
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
61-80 kWh/m²/yr C			
41-60 kWh/m²/yr D			
21-40 kWh/m²/yr E			
1-20 kWh/m²/yr F			
Below 1 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			
61-80 g/m²/yr C			
41-60 g/m²/yr D			
21-40 g/m²/yr E			
1-20 g/m²/yr F			
Below 1 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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