



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£259,995

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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 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 A			
91-81 kWh/m² B			
81-65 kWh/m² C			
65-55 kWh/m² D			
55-45 kWh/m² E			
45-35 kWh/m² F			
35-20 kWh/m² 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			
105-91 g/kWh A			
91-81 g/kWh B			
81-65 g/kWh C			
65-55 g/kWh D			
55-45 g/kWh E			
45-35 g/kWh F			
35-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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