



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

**ROBINSONS**  
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If interested please quote plot Plot 3

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 |  |                         |           |
| 105-120 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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