



**Salters Lane, Trimdon Village, TS29 6PU**  
**4 Bed - House - Detached**  
**£289,995**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



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)

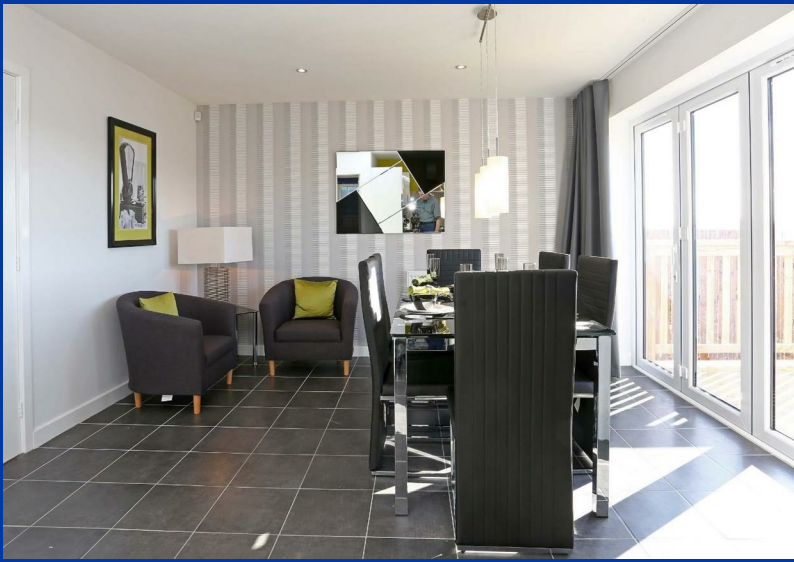
**BEDROOM FOUR**

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

**BATHROOM**

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

**EXTERNALLY**





# OUR SERVICES

Mortgage Advice

Conveyancing

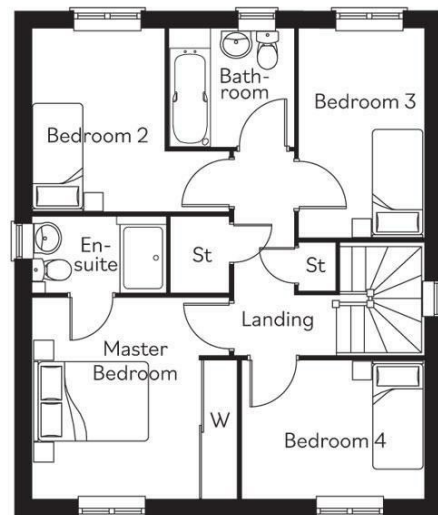
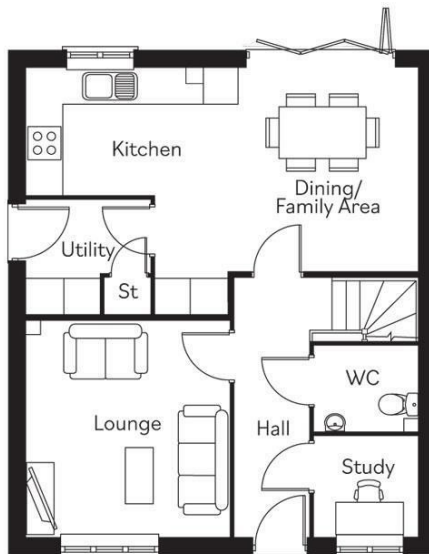
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



| Energy Efficiency Rating                    |                                  | Current | Potential |
|---|----------------------------------|---------|-----------|
| Very energy efficient - lower running costs | 105-120 kWh/m <sup>2</sup> /year | A       |           |
|   | 81-104                           | B       |           |
|   | 65-80                            | C       |           |
|   | 55-64                            | D       |           |
|   | 48-54                            | E       |           |
|   | 41-47                            | F       |           |
|   | 35-40                            | G       |           |
| Not energy efficient - higher running costs | 1-34                             |         |           |

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 | 102-114 g/m <sup>2</sup> /year | A       |           |
|   | 81-101                         | B       |           |
|   | 65-80                          | C       |           |
|   | 55-64                          | D       |           |
|   | 48-54                          | E       |           |
|   | 41-47                          | F       |           |
|   | 35-40                          | G       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | 1-20                           |         |           |

England & Wales EU Directive 2002/91/EC

## DURHAM

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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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