



**Salters Lane, Trimdon Village, TS29 6PU**  
**3 Bed - House - Detached**  
**£229,995**

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



If interested please quote plot Plot 30

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 Damson is a three bedroom detached home which is ideal for families. The entrance hallway has stairs to the first floor, ground floor cloaks/wc, kitchen/dining area with a range of fitted wall & base units & French doors to the rear garden, utility room & lounge with window to front elevation. The first floor landing boasts master bedroom with en-suite facilities, two further bedrooms, family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS  
SEDFIELD ON 01740 621777.

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12'7 x 9'9 (3.84m x 2.97m)

#### **KITCHEN/DINING AREA**

15'1 x 9'11 (4.60m x 3.02m)

#### **UTILITY**

6'6 x 4'8 (1.98m x 1.42m)

#### **W/C**

#### **INTEGRAL GARAGE**

#### **MASTER BEDROOM**

13'1 x 13'1 (3.99m x 3.99m)

#### **EN-SUITE**

9'7 x 5'3 (2.92m x 1.60m)

#### **BEDROOM TWO**

12'3 x 8'6 (3.73m x 2.59m)

#### **BEDROOM THREE**

12'4 x 8'9 (3.76m x 2.67m)

#### **BATHROOM**

7'3 x 6'7 (2.21m x 2.01m)

#### **EXTERNALLY**



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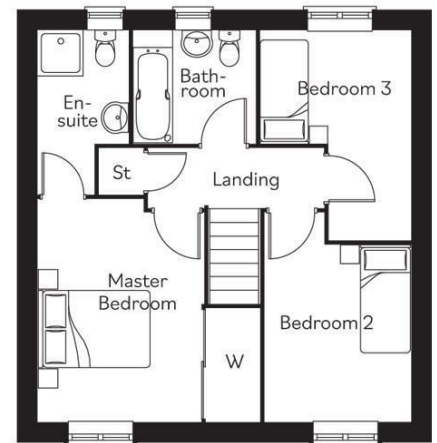
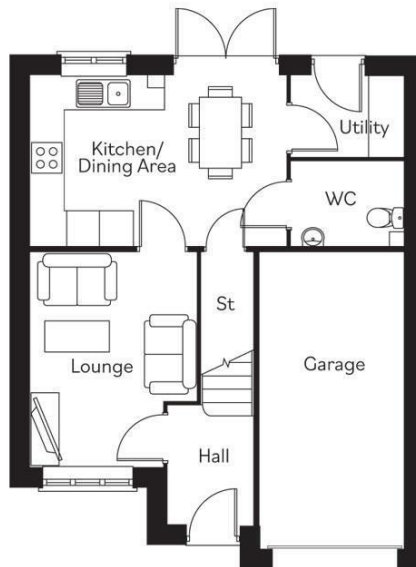
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Strategic Marketing Plan

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                          |  |                         |           |
| 66-80 kWh/m²/yr C                           |  |                         |           |
| 51-65 kWh/m²/yr D                           |  |                         |           |
| 36-50 kWh/m²/yr E                           |  |                         |           |
| 21-35 kWh/m²/yr F                           |  |                         |           |
| 6-20 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                                                |  |                         |           |
| 66-80 g/m²/yr C                                                 |  |                         |           |
| 51-65 g/m²/yr D                                                 |  |                         |           |
| 36-50 g/m²/yr E                                                 |  |                         |           |
| 21-35 g/m²/yr F                                                 |  |                         |           |
| 6-20 g/m²/yr G                                                  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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# ROBINSONS

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