



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£284,995

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.

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
SEDFIELD 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)

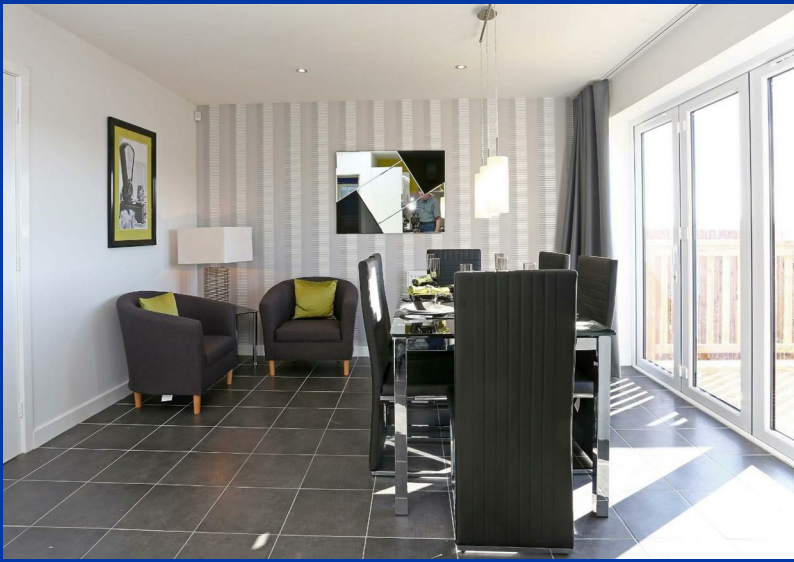
BEDROOM FOUR

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

BATHROOM

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

EXTERNALLY



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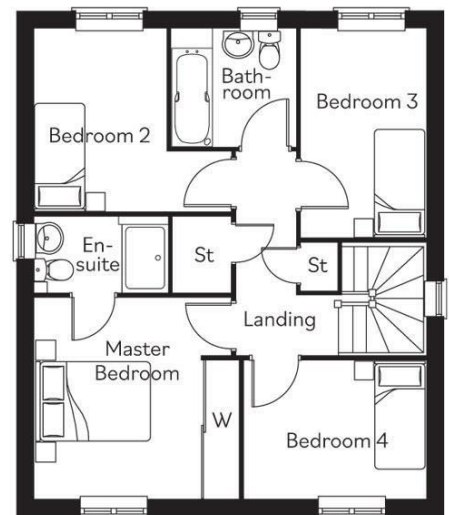
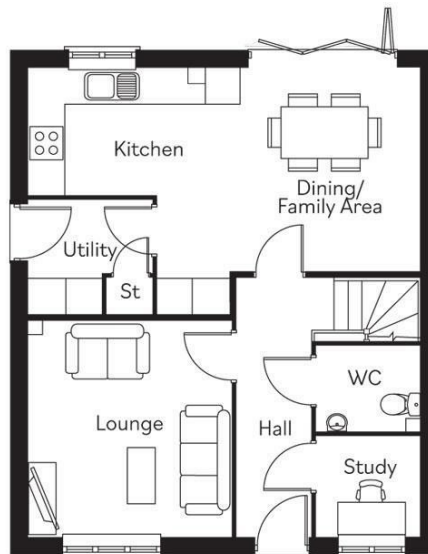
Surveys and EPCs

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/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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-110 g/kWh A			
89-101 g/kWh B			
76-88 g/kWh C			
63-75 g/kWh D			
50-62 g/kWh E			
37-49 g/kWh F			
24-36 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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