



Salters Lane, Trimdon Village, TS29 6PU
4 Bed - House - Detached
£299,995

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 Laurel is a four bedroom detached home which is ideal for the family. The entrance hallway has stairs to the first floor, spacious lounge with bay window to front elevation, large open-plan 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 & fitted wardrobes, three further bedrooms, family bathroom & storage.

FOR MORE INFORMATION PLEASE CONTACT ROBINSONS
SEDFIELD ON 01740 621777.

ENTRANCE HALLWAY**LOUNGE**

13'8 x 10'1 (4.17m x 3.07m)

KITCHEN/DINING AREA

20'9 x 9'7 (6.32m x 2.92m)

UTILITY

6'4 x 4'4 (1.93m x 1.32m)

WC**MASTER BEDROOM**

13'2 x 10'6 (4.01m x 3.20m)

EN-SUITE

8'0 x 6'2 (2.44m x 1.88m)

BEDROOM TWO

13'7 x 10'1 (4.14m x 3.07m)

BEDROOM THREE

10'3 x 10'2 (3.12m x 3.10m)

BEDROOM FOUR

9'10 x 9'8 (3.00m x 2.95m)

BATHROOM

7'3 x 6'5 (2.21m x 1.96m)

EXTERNALLY**INTEGRAL GARAGE**



OUR SERVICES

Mortgage Advice

Conveyancing

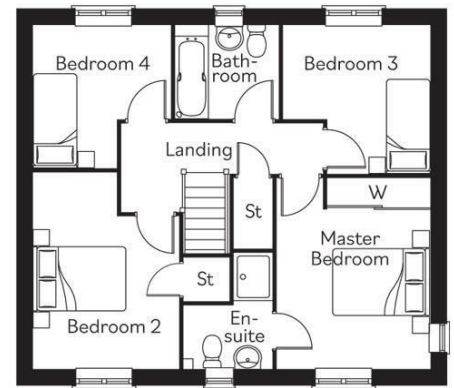
Surveys and EPCs

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/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			
101-110 g/kWh A			
81-100 g/kWh B			
61-80 g/kWh C			
41-60 g/kWh D			
21-40 g/kWh E			
1-20 g/kWh F			
1-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk