



3



2



1

- Detached House
- Lounge
- Family Bathroom
- Council Tax Band D / EPC Rating B

- South Facing Rear Garden
- Dining Kitchen
- Cloakroom WC

- 3 Bedrooms
- En suite Shower Room
- Attached Garage

A well presented 3 bedroom detached house in an enviable position, within this new and popular development. The welcoming Reception Hall leads to the Cloakroom/WC, with wc and wash basin. The Lounge has a storage cupboard and an attractive bay window to the front. To the rear is a Dining Kitchen, fitted with a good range of modern units, with sink unit, electric double oven, gas hob with extractor over, integrated dishwasher and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing with loft access hatch and built in storage cupboard. Bedroom 1 with window to front and an En Suite Shower/WC, with low level wc, pedestal wash basin and double shower enclosure with mains shower. Bedrooms 2 and 3, both doubles are to the rear. The Bathroom/WC has a low level wc, wall mounted wash basin, paneled bath with shower enclosure. There is an attached Garage with up and over access door and door to garden.

Externally, the Front Garden with lawn and driveway parking. The generous, south facing Rear Garden with gate access, ideal for family use, with two patio areas, lawn and planted border.

Collier Gardens is pleasantly situated, within a newly established residential area on the edge of Hazelrigg and well placed for the amenities, of Kingston Park as well as the A1, and other main road and public transport links.

**Entrance Hall**

**Cloaks WC**

**Lounge 17'2" (into bay) x 12'6" max (5.250 (into bay) x 3.816 max)**

**Dining Kitchen 12'3" x 12'0" (3.746 x 3.673)**

**First Floor Landing**

**Bedroom 1 12'8 x 10'8 max (3.86m x 3.25m max)**

**En-suite**

**Bedroom 2 12'0" x 11'1" (3.680 x 3.385)**

**Bedroom 3 11'7" x 11'2" (3.535 x 3.428)**

**Bathroom**

**Garage**



**2023 WINNER**

**ESTAS**  
★★★★★

*Verified reviews from homemovers*





Energy Performance: Current B Potential A

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:



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