



**Collier Gardens, DH4 4JD**  
**3 Bed - House - Detached**  
**£299,995**

**ROBINSONS**  
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If interested, please quote plot 12.

Part exchange available up to £209,996.50 and a £4,000 stamp duty contribution.

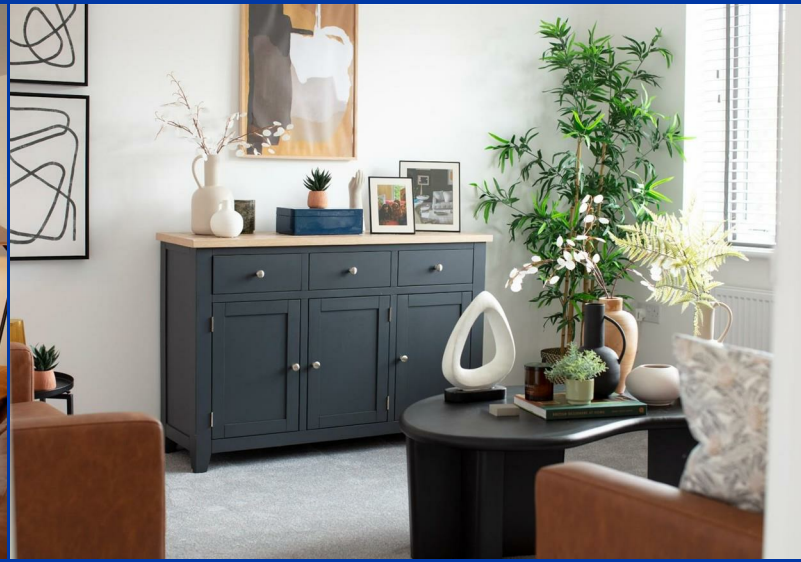
The Juniper is a fantastic 4-bedroom family home with a single garage and parking. It boasts plenty of living space with an open-plan kitchen/dining/family area, as well as a spacious lounge and a study. Bi-fold doors lead from the kitchen to a rear garden. Downstairs, there is also a utility, cloakroom, and storage.

On the first floor, there's a master bedroom with an en-suite and built in wardrobe, as well as three further bedrooms, a family bathroom, and storage.

Like all homes at Collier Gardens, the Juniper comes complete with solar panels and a home car charger.

EPC: B







# OUR SERVICES

Mortgage Advice

Conveyancing

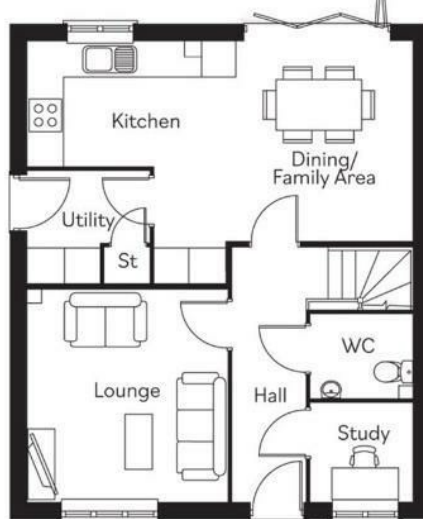
Surveys and EPCs

Property Auctions

Lettings and Management

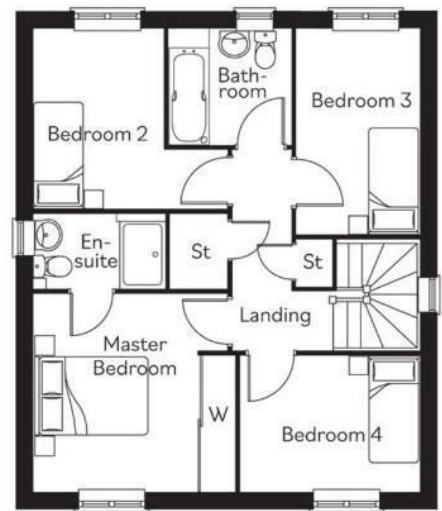
Strategic Marketing Plan

Dedicated Property Manager



## Ground Floor

Lounge	(3.73m x 3.52m (12' 3" x 11' 6"))
Kitchen/Dining/Family Area	(6.77m* x 4.27m* (22' 3" x 14' 0"))
Study	(1.78m x 1.70m (5' 10" x 5' 7"))
Utility	(2.12m x 1.99m (6' 11" x 6' 7"))



## First Floor

Master Bedroom	(4.05m* x 3.14m* (13' 3" x 10' 3"))
En-suite	(2.37m x 1.34m (7' 9" x 4' 5"))
Bedroom 2	(3.40m* x 3.15m* (11' 2" x 10' 4"))
Bedroom 3	(3.60m x 2.14m (11' 10" x 7' 0"))
Bedroom 4	(3.14m x 2.37m (10' 4" x 7' 9"))
Bathroom	(2.15m x 2.01m (7' 1" x 6' 7"))

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.

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



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