



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

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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.

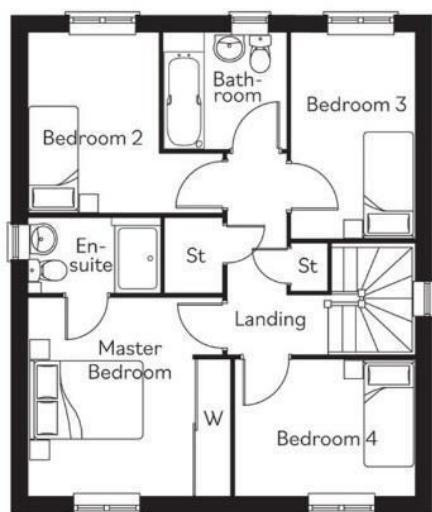
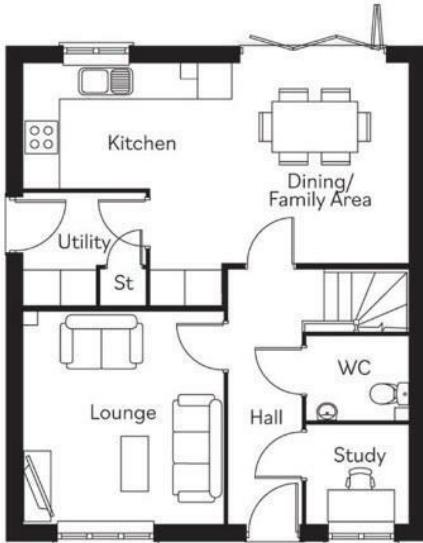
Like all homes at Collier Gardens, the Juniper comes complete with solar panels and a home car charger.

EPC: B



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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		
England & Wales	EU Directive 2002/91/EC	

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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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