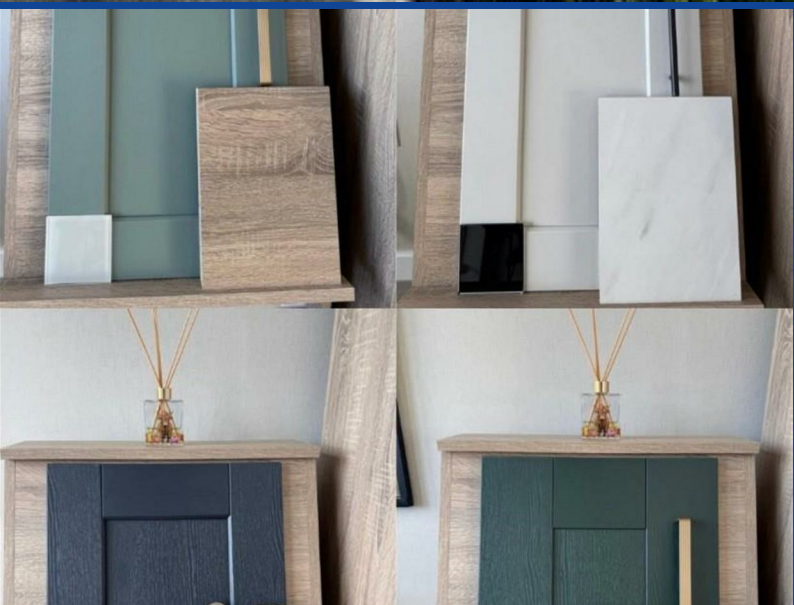




Collier Gardens, DH4 4JD
3 Bed - House - Detached
£259,995

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If interested, please quote plot 21.

Includes £3,000 deposit contribution.

The Damson is a spacious 3-bedroom home with an integral garage and parking. Downstairs, there's a generous kitchen/dining area with French doors leading to a private rear garden. There is also a lounge, utility room, downstairs cloakroom, and storage.

On the first floor, there is a roomy master bedroom with an en-suite, as well as two more bedrooms and a family bathroom.

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

EPC: B

- Paving will be provided outside front and rear doors, as appropriate
- Flameless black paving to drives

Kitchen

- Contemporary layout with a choice quality door fronts*
- Stainless steel extractor hood
- Bosch oven
- Gas hob by Bosch and choice of coloured glass splashback
- Composite kitchen sink
- Upstand to worktop

Bathrooms and En-suites

- Taps by Hansgrohe
- Contemporary sanitaryware by Ideal Standard
- Modern chrome-fittings
- Bathroom basin & WC to be tiled to 1050mm high above floor level
Tiles to all sides of bath to 1050mm above floor level
- En-suite to have fully tiled shower cubicle and basin splashback

- Smart thermostat heating control by Ideal Halo
- Hot water system with combi gas boiler
- Heated towel rail in white to bathroom, en-suite and WC

Electrical Fittings

- Mains-connected smoke, heat and carbon monoxide alarm
- USB sockets in white (see sales advisor for more details)

Garage Construction

- Manual roller shutter garage door finished in black
- Roof covering, rainwater goods and fascias to match house
- Electric light and power supply



OUR SERVICES

Mortgage Advice

Conveyancing

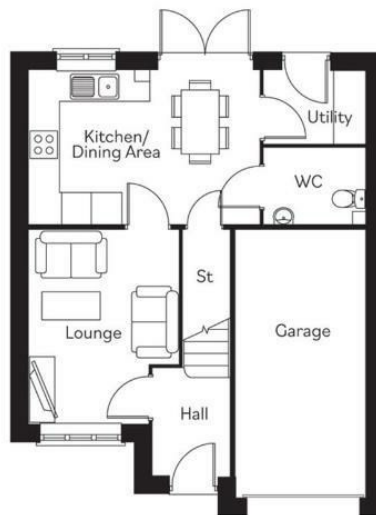
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Ground Floor

Lounge (3.84m* x 2.97m* (12' 7" x 9' 9"))
Kitchen/Dining Area (4.60m x 2.03m (15' 1" x 9' 11"))
Utility (1.98m x 1.43m (6' 6" x 4' 8"))



First Floor

Master Bedroom (incl. w/robe) (3.98m* x 3.97m* (13' 1" x 13' 1"))
En-suite (2.93m x 1.61m (9' 7" x 5' 3"))
Bedroom 2 (3.74m* x 2.90m* (12' 3" x 8' 6"))
Bedroom 3 (3.76m* x 2.68m* (12' 4" x 8' 9"))
Bathroom (2.20m x 2.03m (7' 3" x 6' 7"))

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 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			
105-121 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
21-34 g/m²/yr F			
1-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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WYNYARD

The Wynd
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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.

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