



Collier Gardens, DH4 4JD
4 Bed - House - Detached
£309,995

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**** PHASE 2 ****

If interested, please quote plot 32.

Please get in touch regarding offers and incentives.

The Laurel is a stunning 4-bedroom home with plenty of room for the modern family. Downstairs, there's a large open-plan kitchen/dining area with bi-fold doors to the rear garden. There is also a generous front-aspect lounge with a bay window, as well as a utility, downstairs cloakroom, and storage.

Upstairs, the master bedroom comes complete with fitted wardrobes and an en-suite. There are also three further bedrooms, a family bathroom, and storage.

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

EPC: B



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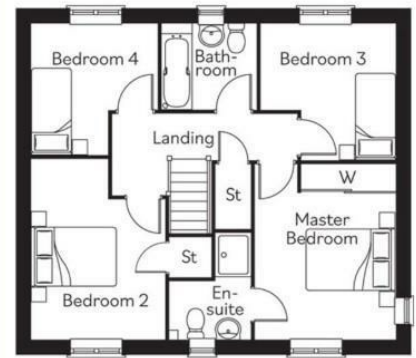
Strategic Marketing Plan

Dedicated Property Manager



Ground Floor

Lounge (4.17m x 3.07m (13' 8" x 10' 1"))
Kitchen/Dining Area (6.33m x 2.93m (20' 9" x 9' 7"))
Utility (1.93m x 1.31m (6' 4" x 4' 4"))



First Floor

Master Bedroom (incl. w/robe) (4.02m x 3.23m (13' 2" x 10' 6"))
En-suite (2.43m x 1.88m (8' 0" x 6' 2"))
Bedroom 2 (4.14m x 3.07m (13' 7" x 10' 1"))
Bedroom 3 (3.12m x 3.09m (10' 3" x 10' 2"))
Bedroom 4 (2.99m x 2.89m (9' 10" x 9' 8"))
Bathroom (2.20m x 1.97m (7' 3" x 6' 5"))

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-48 kWh/m²/yr E			
48-39 kWh/m²/yr F			
39-31 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			
105-91 g/kWh A			
91-81 g/kWh B			
81-65 g/kWh C			
65-55 g/kWh D			
55-48 g/kWh E			
48-39 g/kWh F			
39-31 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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