



Collier Gardens, DH4 4JD
3 Bed - House - Detached
£289,995

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Collier Gardens , DH4 4JD

If interested, please quote plot 9.

Incentive available - benefit from the Mortgage Subsidy Scheme, with a £6,000 developer contribution (equivalent to £250 per month for 2 years), applied as a lump sum on completion. This offer can also be used in conjunction with Part Exchange, subject to terms and lender approval.

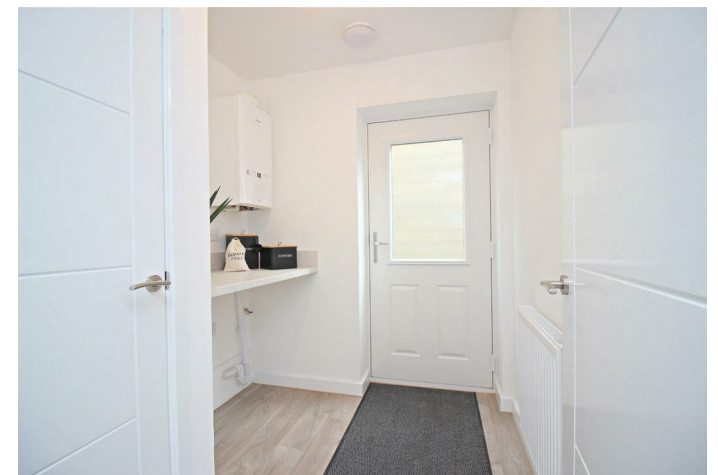
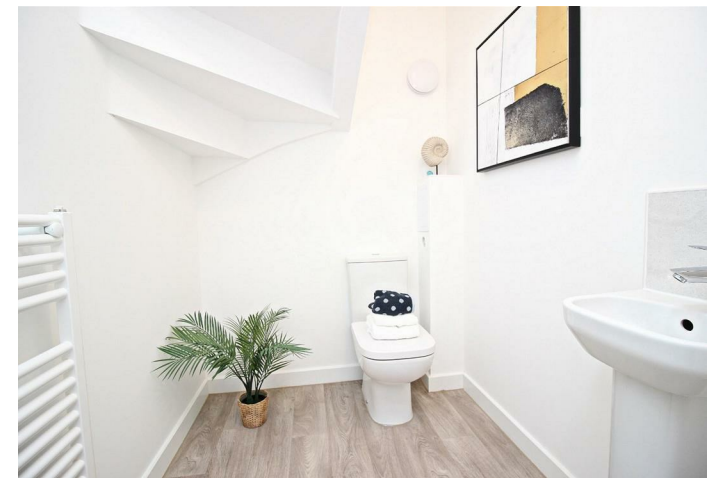
Part exchange available up to £209,996.50 and a £4,000 stamp duty contribution.

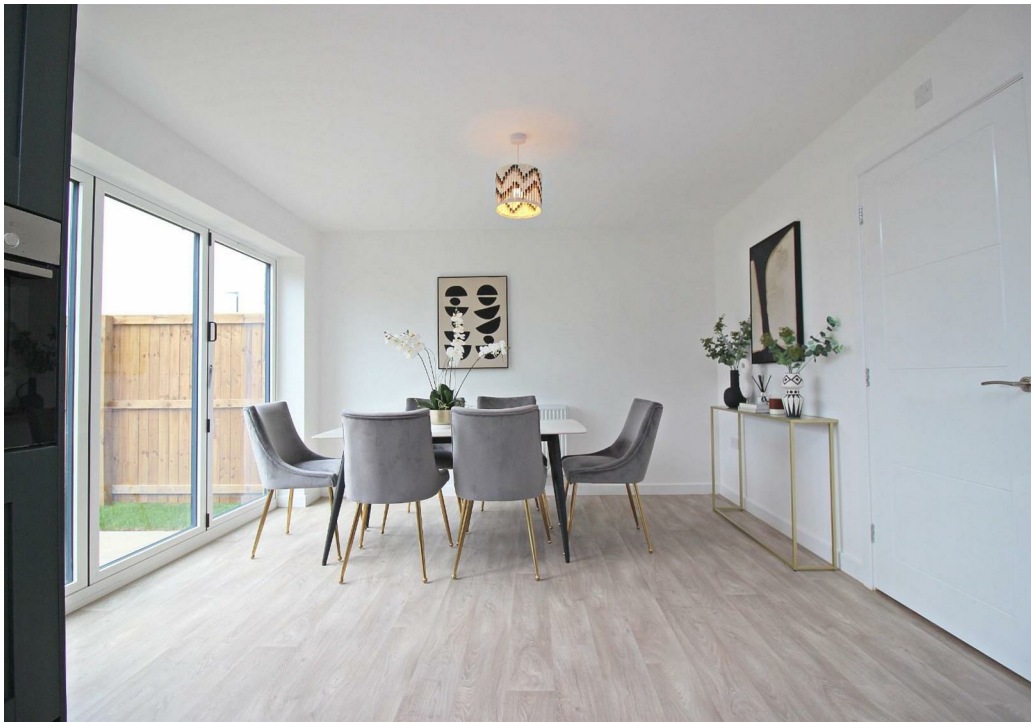
The Juniper is a fantastic 4-bedroom family home with a single garage and parking. It boasts plenty of living space with an open-plan kitchen/dining/family area, as well as a spacious lounge and a study. Bi-fold doors lead from the kitchen to a rear garden. Downstairs, there is also a utility, cloakroom,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

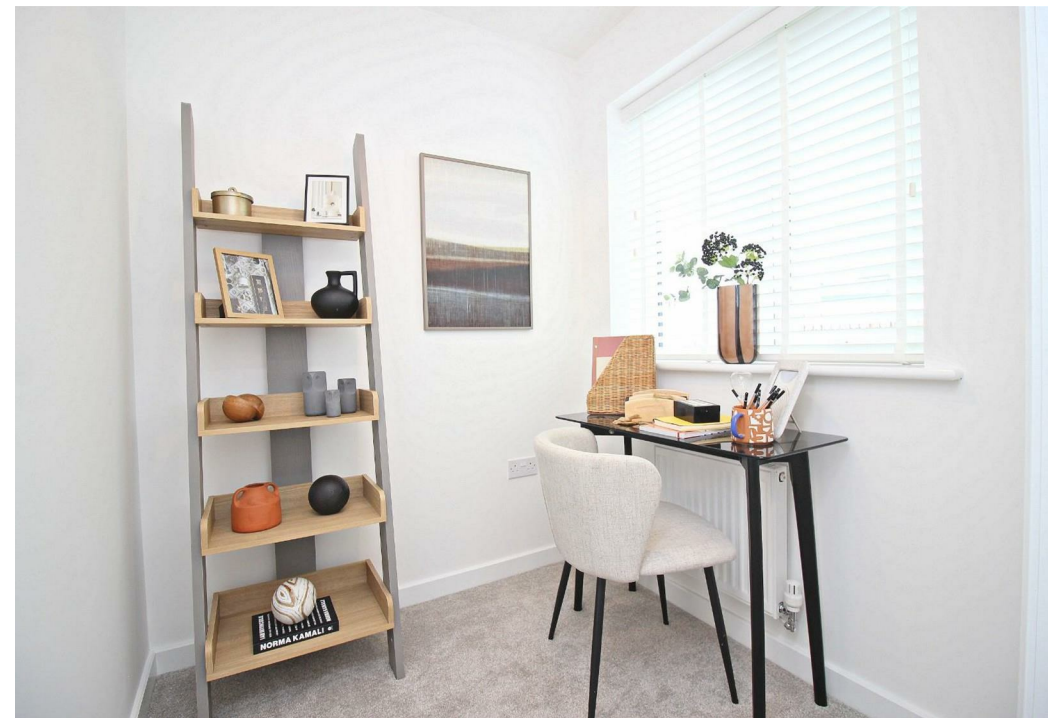
Like all homes at Collier Gardens, the Juniper comes complete with solar panels and a home car charger.

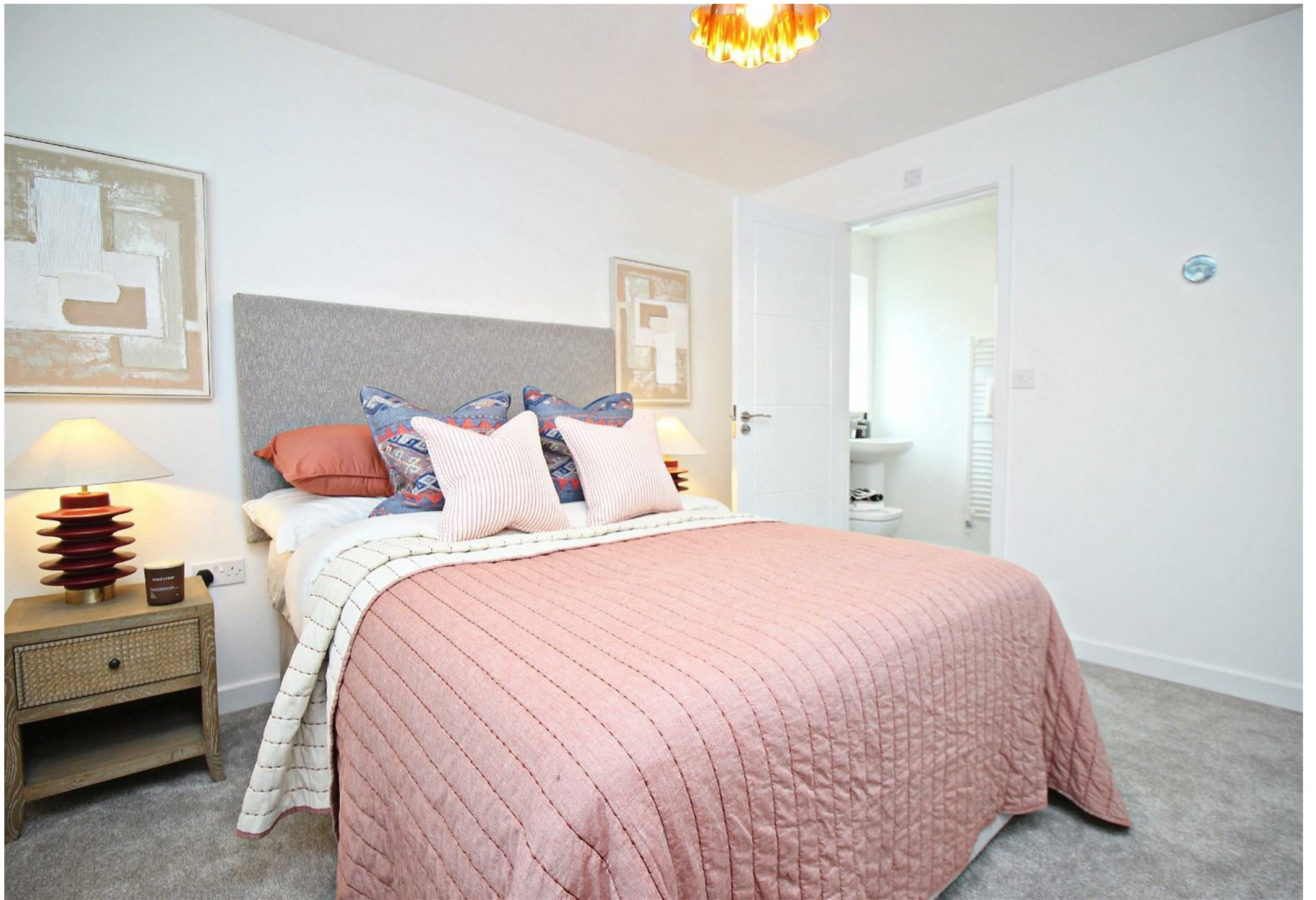
EPC: B





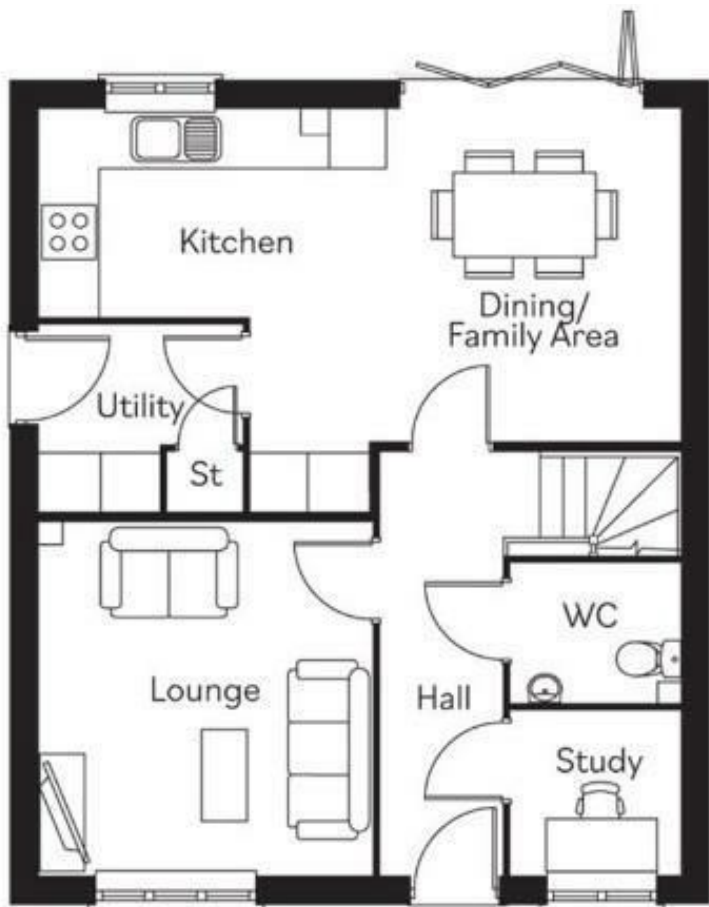






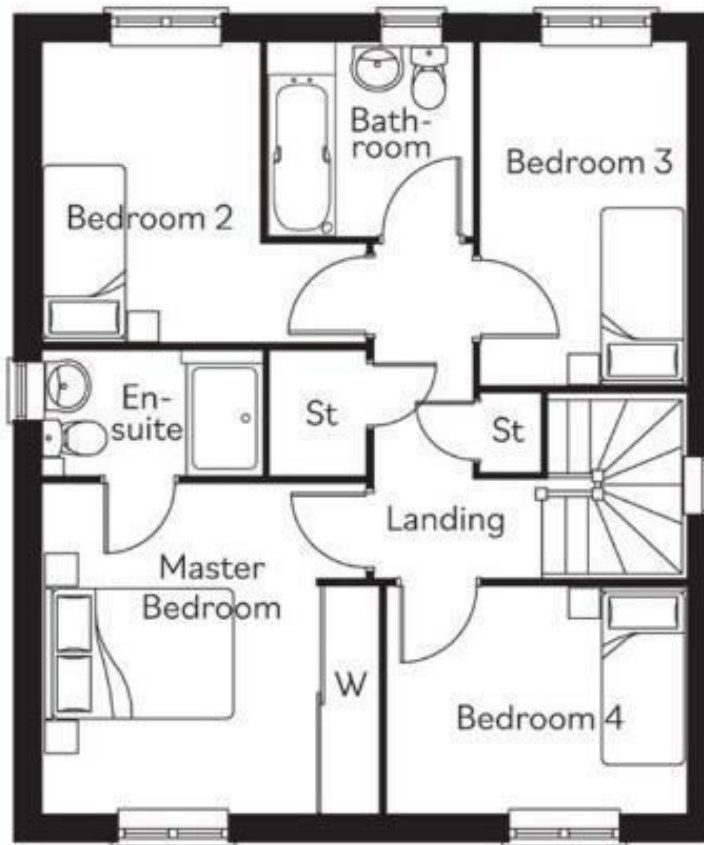






Ground Floor

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
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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