

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

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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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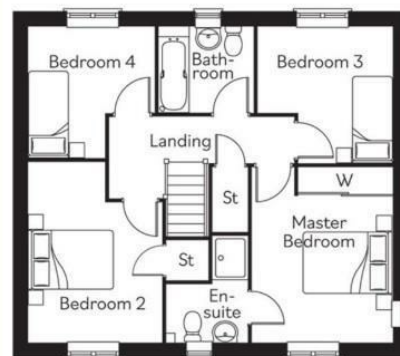
Strategic Marketing Plan

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			
(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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