

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

If interested, please quote plot 12.

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



# OUR SERVICES

Mortgage Advice

Conveyancing

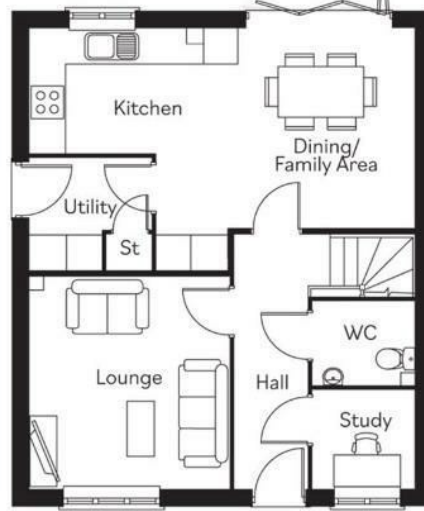
Surveys and EPCs

Property Auctions

Lettings and Management

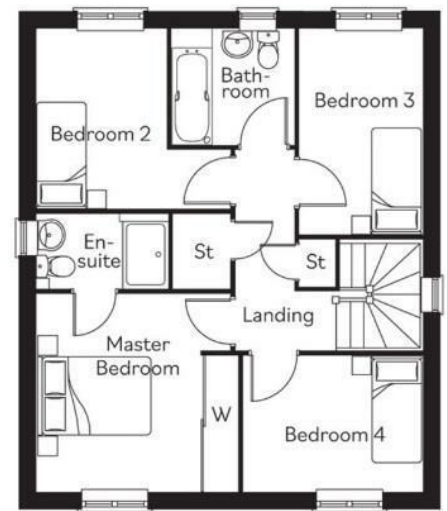
Strategic Marketing Plan

Dedicated Property Manager



### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

www.robinsonsestateagents.co.uk