



**Collier Gardens, DH4 4JD**  
**3 Bed - House - Detached**  
**£299,995**

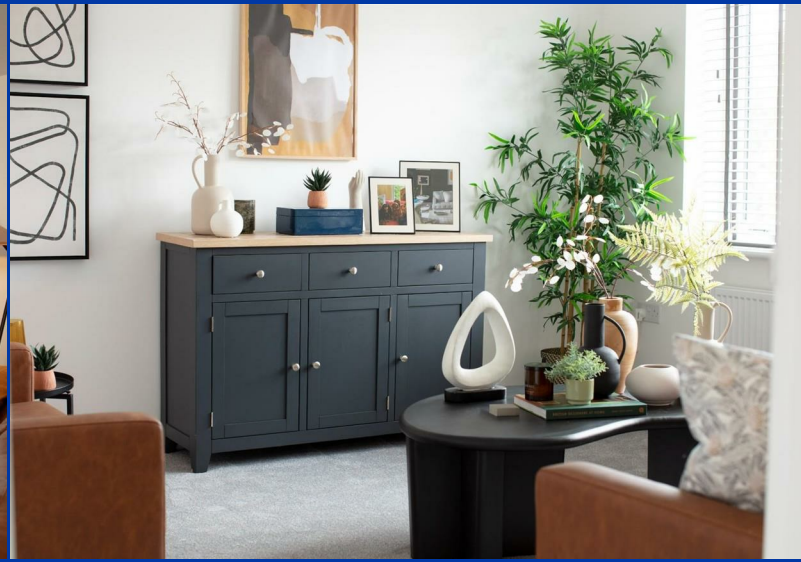
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If interested, please quote plot 12.

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.



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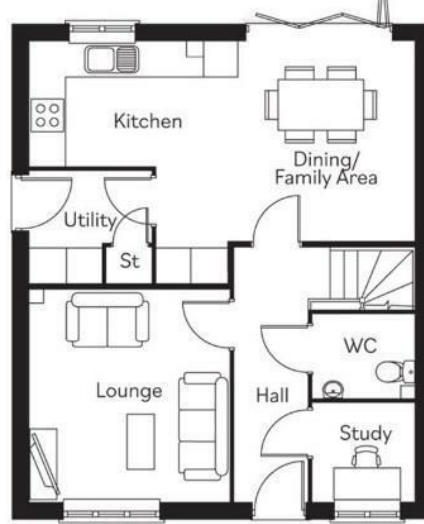
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

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## Ground Floor

Lounge (3.73m x 3.52m (12' 3" x 11' 6"))  
 Kitchen/Dining/Family Area (6.77m<sup>2</sup> x 4.27m<sup>2</sup> (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<sup>2</sup> x 3.14m<sup>2</sup> (13' 3" x 10' 3"))  
 En-suite (2.37m x 1.34m (7' 9" x 4' 5"))  
 Bedroom 2 (3.40m<sup>2</sup> x 3.15m<sup>2</sup> (11' 2" x 10' 4"))  
 Bedroom 3 (3.60m<sup>2</sup> x 2.14m<sup>2</sup> (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
105-120	A	
81-104	B	
65-80	C	
49-64	D	
33-48	E	
17-32	F	
1-16	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
105-120	A	
81-104	B	
65-80	C	
49-64	D	
33-48	E	
17-32	F	
1-16	G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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