



Collier Gardens, DH4 4JD  
4 Bed - House - Detached  
£359,995

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If interested, please quote plot 3.

The Willow – A standout four-bedroom home offering exceptional space, thoughtful layout, and a double garage, set within the sought-after Collier Gardens development in Philadelphia.

Inside, the dual aspect lounge is a bright and welcoming space, complete with a feature bay window that adds both character and natural light. The open-plan kitchen and dining area spans the full width of the home and includes bi-fold doors opening onto the rear garden – ideal for modern family life and summer entertaining. There's a separate study/snug for home working or a kids' playroom, a utility room, downstairs WC and useful storage throughout.

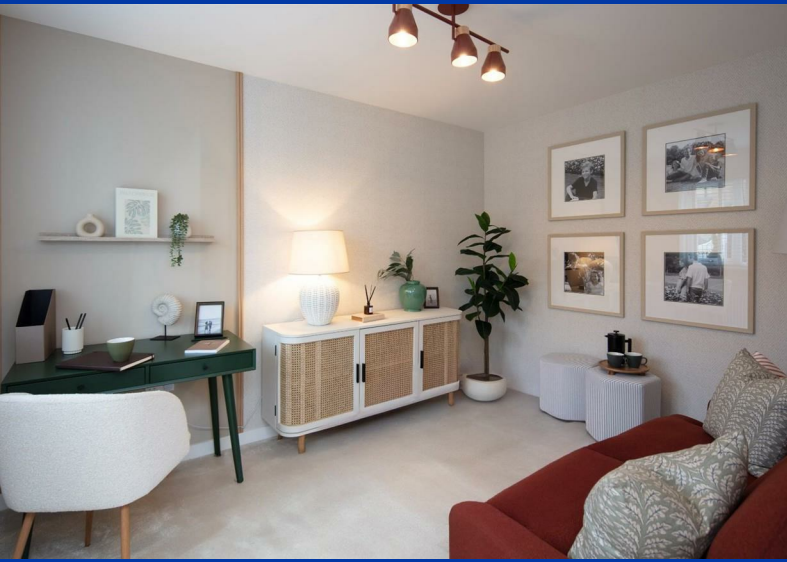
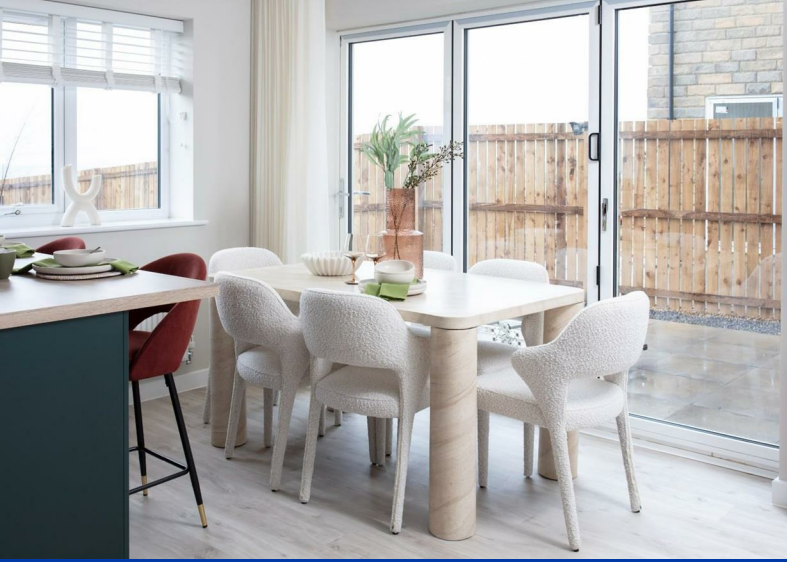
Upstairs, the master bedroom is a true retreat with its own dressing room and en-suite, while bedroom two also benefits from its own en-suite – a rare and practical feature. The two remaining bedrooms are both well-sized and served by the sleek family bathroom, all finished to a high standard with quality fittings and contemporary tiling.

Externally, The Willow includes a double garage with power and lighting, a block-paved driveway, solar panels, and EV charging – blending great design with energy efficiency. The rear garden is fenced and turfed, while the front garden is landscaped in line with the rest of this attractive development.

Philadelphia sits in a convenient spot between Durham and Sunderland, with quick access to key road networks. There's a choice of schools nearby, plenty of green space, and local shops and amenities within easy reach – including the vibrant centres of Houghton-le-Spring and Newbottle.

Built by Homes by Esh, this property includes a 10-year warranty for peace of mind and reflects the builder's reputation for quality and attention to detail. An ideal choice for families or anyone looking for more space without compromising on style or location.





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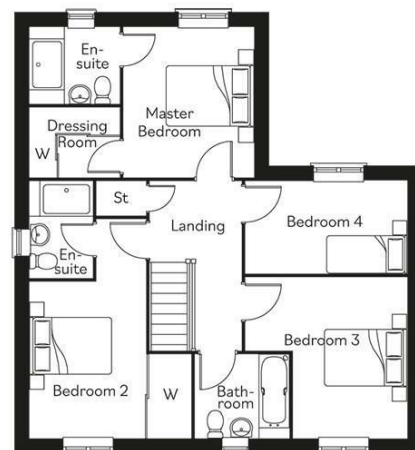
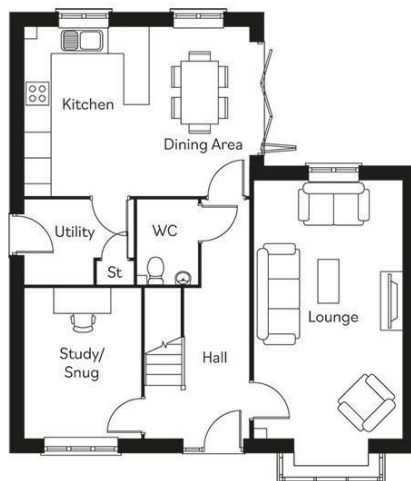
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-110 g/kWh A			
81-100 g/kWh B			
61-80 g/kWh C			
41-60 g/kWh D			
21-40 g/kWh E			
1-20 g/kWh F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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