



Collier Gardens, DH4 4JD
4 Bed - House - Detached
£389,995

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If interested, please quote plot 16.

* DOUBLE GARAGE *

Last Willow remaining – show home available to view at Bluebell Gardens, Trimdon, TS29 6PU.

Part exchange available up to £250,000 and stamp duty contribution of £7,000.

The Willow is a fantastic family home with 4 spacious bedrooms. Downstairs, there is a dual aspect lounge with a bay window, as well as a large open-plan kitchen/dining area with bi-fold doors leading to the rear garden. There is also a cosy study/snug, a single garage, parking, a utility and a downstairs cloakroom.

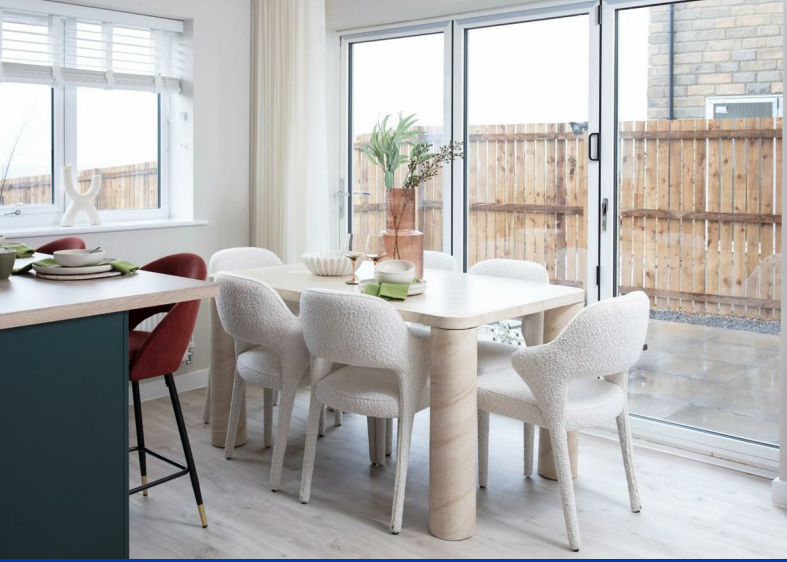
Upstairs, the master bedroom comes complete with both an en-suite and a dressing room, and there is also an en-suite for the second bedroom. There are two more bedrooms and a family bathroom.

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

Set within the new Collier Gardens development in Philadelphia, this property benefits from excellent transport links to Durham, Sunderland, Gateshead and Newcastle. Local shops, nurseries, and schools are all within easy reach, and you'll find countryside walks on your doorstep.

Built by the reputable local builder Homes by ESH with a 10-year warranty for peace of mind, this property combines thoughtful design with lasting quality – ideal for buyers looking for space, practicality, and style in a well-connected location.

EPC: B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 kWh/m ² A		
81-104 kWh/m ² B		
61-80 kWh/m ² C		
41-60 kWh/m ² D		
21-40 kWh/m ² E		
1-20 kWh/m ² F		
Not energy efficient - higher running costs		
1-20 kWh/m ² G		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
105-120 g/m ² A		
81-104 g/m ² B		
61-80 g/m ² C		
41-60 g/m ² D		
21-40 g/m ² E		
1-20 g/m ² F		
Not environmentally friendly - higher CO ₂ emissions		
1-20 g/m ² G		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Lounge (excl. bay)
Kitchen/Dining Area
Study/Snug
Utility

(5.98m x 3.44m (19' 7" x 11' 4"))
(5.20m x 3.92m (17' 1" x 12' 6"))
(3.48m x 2.71m (11' 5" x 8' 11"))
(2.52m x 1.98m (8' 3" x 6' 6"))



First Floor

Master Bedroom
Dressing Room
En-suite
Bedroom 2
En-suite
Bedroom 3
Bedroom 4
Bathroom

(3.50m x 3.02m (11' 6" x 9' 11"))
(2.09m x 1.64m (6' 10" x 5' 5"))
(2.09m x 1.77m (6' 10" x 5' 10"))
(5.19m x 2.71m (17' 0" x 8' 11"))
(2.26m x 1.46m (7' 5" x 4' 10"))
(3.77m x 3.75m (12' 6" x 12' 5"))
(3.77m x 2.14m (12' 6" x 7' 0"))
(2.26m x 1.79m (7' 5" x 5' 11"))

DURHAM

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