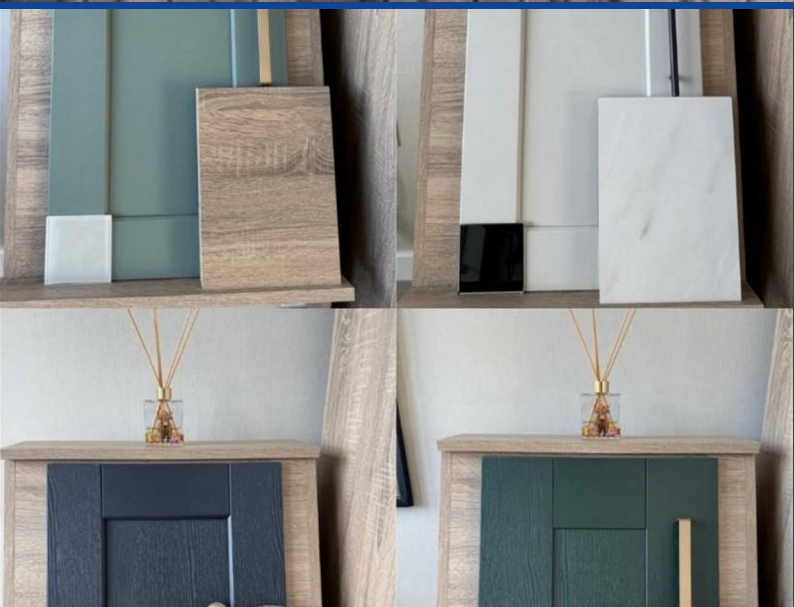




An exciting new development in Collier Gardens, Philadelphia, comprising a superb collection of detached homes. All homes at Collier Gardens will come with our usual high standard for quality fixtures, fittings and materials.

Development Plan Key:

- The BIRCH 3 bedroom house
- The DARTON 2 bedroom house
- The OAK 4 bedroom house
- The LAUREL 4 bedroom house
- The JUNIPER 4 bedroom house
- The MAGNOLIA 4 bedroom house
- The CHERRY 4 bedroom house
- The FIRM 4 bedroom house
- The WILLOW 4 bedroom house
- Large 4th bedroom plots

Public open space

8 9

Collier Gardens, DH4 4JD
4 Bed - House - Detached
£374,995

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**** PHASE 2 ****

If interested, please quote plot 28.

Please get in touch regarding offers and incentives.

The Cherry is a beautiful 4-bedroom home with plenty of generous living space. There is a large open-plan kitchen/dining area with bi-fold doors to the rear garden, as well as a dual aspect lounge with a bay window. Downstairs, you'll also find a utility, downstairs cloakroom, internal garage, and parking.

Upstairs, there is a master bedroom with an en-suite and a dressing room. There is also an en-suite for the second bedroom, and two further bedrooms along with a family bathroom.

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

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

- Paving will be provided outside front and rear doors, as appropriate
- Flameless black paving to drives

Kitchen

- Contemporary layout with a choice quality door fronts*
- Stainless steel extractor hood
- Bosch oven
- Gas hob by Bosch and choice of coloured glass splashback
- Composite kitchen sink
- Upstand to worktop

Bathrooms and En-suites

- Taps by Hansgrohe
- Contemporary sanitaryware by Ideal Standard
- Modern chrome-fittings
- Bathroom basin & WC to be tiled to 1050mm high above floor level
Tiles to all sides of bath to 1050mm above floor level
- En-suite to have fully tiled shower cubicle and basin splashback

- Smart thermostat heating control by Ideal Halo
- Hot water system with combi gas boiler
- Heated towel rail in white to bathroom, en-suite and WC

Electrical Fittings

- Mains-connected smoke, heat and carbon monoxide alarm
- USB sockets in white (see sales advisor for more details)

Garage Construction

- Manual roller shutter garage door finished in black
- Roof covering, rainwater goods and fascias to match house
- Electric light and power supply



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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
66-80 g/m²/yr C			
51-65 g/m²/yr D			
36-50 g/m²/yr E			
21-35 g/m²/yr F			
6-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Lounge (excl. bay) (5.87m x 3.21m (19' 3" x 10' 6"))
 Kitchen/Dining Area (5.87m x 4.50m (19' 3" x 14' 9"))
 Utility (2.43m x 2.00m (8' 0" x 6' 7"))



First Floor

Master Bedroom (3.49m x 3.49m (11' 5" x 11' 5"))
 Dressing Room (2.29m x 1.64m (7' 6" x 5' 4"))
 En-suite (2.29m x 1.77m (7' 6" x 5' 10"))
 Bedroom 2 (5.08m x 3.16m (16' 8" x 10' 4"))
 En-suite (2.26m x 1.46m (7' 5" x 4' 10"))
 Bedroom 3 (3.50m x 3.64m (12' 6" x 11' 10"))
 Bedroom 4 (3.50m x 2.14m (12' 6" x 7' 0"))
 Bathroom (2.21m x 1.95m (7' 3" x 6' 5"))

DURHAM

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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.

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