



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

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**** PHASE 2 ****

If interested, please quote plot 29.

Please get in touch regarding offers and incentives.

The Oak is a four-bedroom detached home, ideal for family living. The entrance hallway leads to the first floor and provides access to a spacious lounge with a front-facing window. At the rear, the open-plan kitchen and dining area features a range of fitted wall and base units along with bi-fold doors opening to the rear garden. A separate utility room and a ground floor WC complete the ground floor.

Upstairs, the landing leads to a master bedroom with en-suite facilities and a built-in wardrobe, three further well-proportioned bedrooms, a modern family bathroom, and additional storage space.

Outside, you'll find dedicated parking and garage, a secure cycle store, a turfed rear garden with fencing for privacy, and a landscaped front in keeping with the development. Built with efficiency in mind, The Oak includes solar panels, double glazing, and modern heating controls – combining style and sustainability.

Perfectly positioned between Durham and Sunderland, Collier Gardens is ideal for commuters with excellent road and transport links nearby. There are local shops, primary schools, nurseries, and open green spaces all within easy reach – making it a brilliant option for first-time buyers, young families, or those looking to downsize without compromise.

Finished to a high standard and backed by a 10-year warranty, The Birch offers easy, comfortable living in a well-connected location, built by a trusted local developer.

EPC: B



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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	

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



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