



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

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**** PHASE 2 ****

If interested, please quote plot 33.

Part Exchange available, stamp duty, flooring, integrated fridge freezer and dishwasher, and landscaped garden.

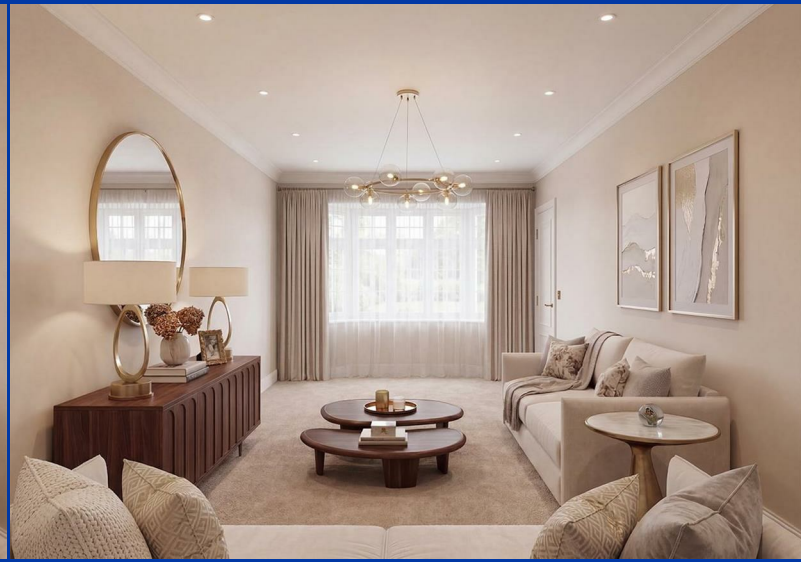
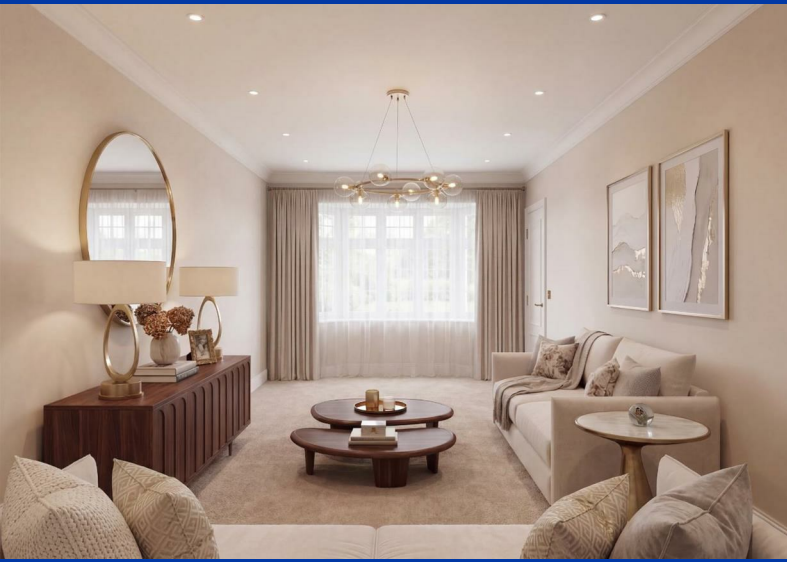
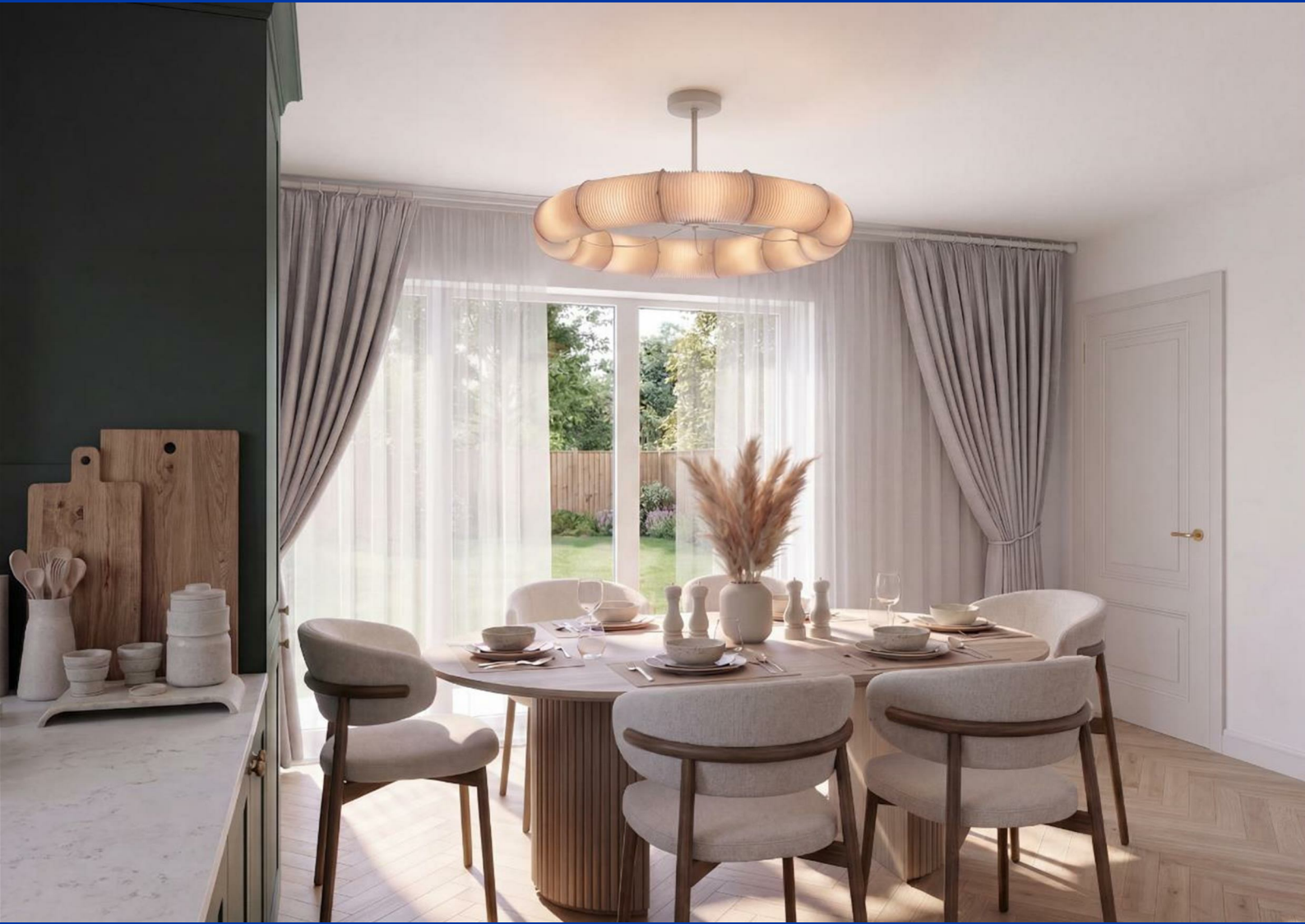
The Cherry is a beautiful 4-bedroom home with plenty of generous living space. There is a large open-plan kitchen/dining area with bi-fold doors to the rear garden, as well as a dual aspect lounge with a bay window. Downstairs, you'll also find a utility, downstairs cloakroom, internal garage, and parking.

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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WYNYARD

The Wynd

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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"))

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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