

SITE PLAN

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 DARIEN 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 PINE 4 Bedroom House
- The WILLOW 2 Bedroom House
- All other house types

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Collier Gardens, DH4 4JD
4 Bed - House - Detached
£354,995

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If interested, please quote plot 17.

flooring, and part exchange up to £250,000. Integrated fridge freezer and dishwasher

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
- Flameable black paving to drives

Kitchen

- Contemporary layout with a choice of 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



OUR SERVICES

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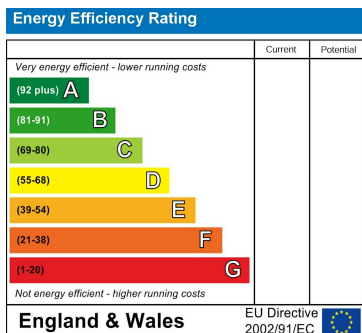
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