



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

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**** PHASE 2 ****

If interested, please quote plot 29.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	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	A		
101-91	B		
89-80	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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