



Collier Gardens, DH4 4JD  
4 Bed - House - Detached  
£364,995

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If interested, please quote plot 16.

\* DOUBLE GARAGE \*

Last Willow remaining – show home available to view at Bluebell Gardens, Trimdon, TS29 6PU.

Part exchange available up to £250,000 and stamp duty contribution of £7,000.

The Willow is a fantastic family home with 4 spacious bedrooms. Downstairs, there is a dual aspect lounge with a bay window, as well as a large open-plan kitchen/dining area with bi-fold doors leading to the rear garden. There is also a cosy study/snug, a single garage, parking, a utility and a downstairs cloakroom.

Upstairs, the master bedroom comes complete with both an en-suite and a dressing room, and there is also an en-suite for the second bedroom. There are two more bedrooms and a family bathroom.

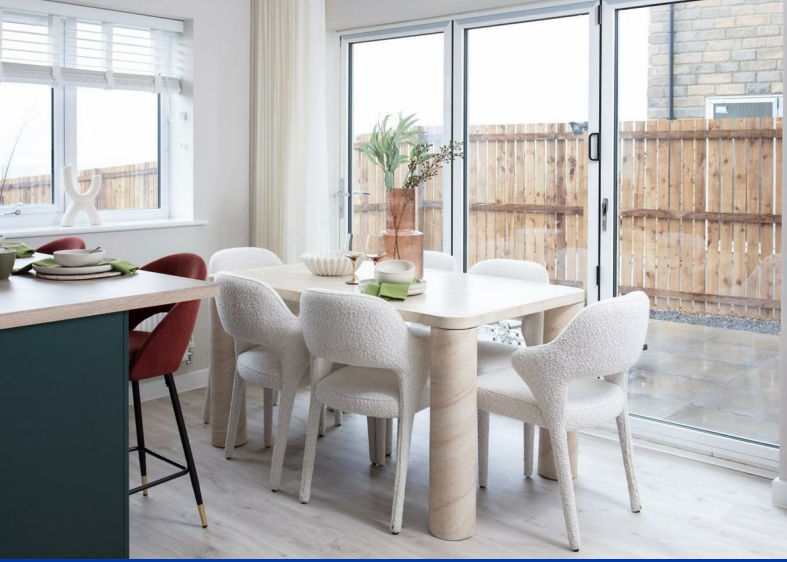
Like all homes at Collier Gardens, the Willow comes complete with solar panels and a home car charger.

Set within the new Collier Gardens development in Philadelphia, this property benefits from excellent transport links to Durham, Sunderland, Gateshead and Newcastle. Local shops, nurseries, and schools are all within easy reach, and you'll find countryside walks on your doorstep.

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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The Wynd

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### Ground Floor

Lounge (excl. bay)  
Kitchen/Dining Area  
Study/Snug  
Utility

(5.98m x 3.44m (19' 7" x 11' 4"))  
(5.20m x 3.92m (17' 1" x 12' 6"))  
(3.48m x 2.71m (11' 5" x 8' 11"))  
(2.52m x 1.98m (8' 3" x 6' 6"))



### First Floor

Master Bedroom  
Dressing Room  
En-suite  
Bedroom 2  
En-suite  
Bedroom 3  
Bedroom 4  
Bathroom

(3.50m x 3.02m (11' 6" x 9' 11"))  
(2.09m x 1.64m (6' 10" x 5' 5"))  
(2.09m x 1.77m (6' 10" x 5' 10"))  
(5.19m x 2.71m (17' 0" x 8' 11"))  
(2.26m x 1.46m (7' 5" x 4' 10"))  
(3.77m x 3.75m (12' 6" x 12' 5"))  
(3.77m x 2.14m (12' 6" x 7' 0"))  
(2.26m x 1.79m (7' 5" x 5' 11"))

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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