



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

If interested, please quote plot 3.

**The Willow** – A standout four-bedroom home offering exceptional space, thoughtful layout, and a double garage, set within the sought-after Collier Gardens development in Philadelphia.

Inside, the dual aspect lounge is a bright and welcoming space, complete with a feature bay window that adds both character and natural light. The open-plan kitchen and dining area spans the full width of the home and includes bi-fold doors opening onto the rear garden – ideal for modern family life and summer entertaining. There's a separate study/snug for home working or a kids' playroom, a utility room, downstairs WC and useful storage throughout.

Upstairs, the master bedroom is a true retreat with its own dressing room and en-suite, while bedroom two also benefits from its own en-suite – a rare and practical feature. The two remaining bedrooms are both well-sized and served by the sleek family bathroom, all finished to a high standard with quality fittings and contemporary tiling.

Externally, The Willow includes a double garage with power and lighting, a block-paved driveway, solar panels, and EV charging – blending great design with energy efficiency. The rear garden is fenced and turfed, while the front garden is landscaped in line with the rest of this attractive development.

Philadelphia sits in a convenient spot between Durham and Sunderland, with quick access to key road networks. There's a choice of schools nearby, plenty of green space, and local shops and amenities within easy reach – including the vibrant centres of Houghton-le-Spring and Newbottle.

Built by Homes by Esh, this property includes a 10-year warranty for peace of mind and reflects the builder's reputation for quality and attention to detail. An ideal choice for families or anyone looking for more space without compromising on style or location.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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		
England & Wales		EU Directive 2002/91/EC

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL  
T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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.

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



# ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonsccls.co.uk  
www.robinsonsestateagents.co.uk