

Collier Gardens, DH4 4JD 4 Bed - House - Detached £379,995

ROBINSONS
SALES LETTINGS ALICTIONS SURVEYS



** PHASE 2 **

If interested, please quote plot 33.

Please get in touch regarding offers and incentives.

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







- Furnmakle black pasing to drives

- Contemporary layout with a choice quality door fronts*
- Stainless steel extractor bood
 Bosch oven
- Gas hob by Bosch and choice of coloured glass splashback
- Composite létoten sink
 Upstand to worktop

Bathrooms and En-suites

- Taps by Hansgrohe
- Contemporary sanitaryware by Ideal Standard
- Modern chrome fittings.
- Bathroom basin & WC to be tried to 1050/mm high above floor level.

 Ties to all sides of bath to 1050/mm above floor level.
- En-suite to have fully tiled shower subjete and laxin splashback

- Smart thermostat heating control by Ideal Halo
- Hot water system with combi gas befor
- Heated towel rail in white to lootbroom, en-suite and WC

Electrical Fittings

- Mains-connected smoke, heat and carbon monocide 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 fancies to match house
- Electric light and power supply

OUR SERVICES

Mortgage Advice

Conveyancing

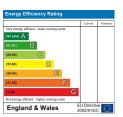
Surveys and EPCs

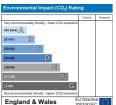
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager







First Floor Master Bedroom

Dressing Room En-suite Bedroom 2 En-suite Bedroom 3

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH13HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

(3.49m* x 3.49m* (11' 5"* x 11' 5"*)) 99m* x 3.49m* (11* 5* x 11* 5* x 15*) (2.29m x 1.77m (7* 6* x 5* 4*)) (2.29m x 1.77m (7* 6* x 5* 10*)) 8m* x 3.16m* (16* 8** x 40* 0***)) (2.26m x 1.46m (7* 5* x 4* 10*)) 10* x 5.64m* (12* 6** x 11* 10**)) (3.50m x 2.14m (12* 6* x 7* 0*)) (2.21m x 1.95m (7* 3* x 6* 5*)) (5.08r (3.50m

DURHAM

1-3 Old Elvet DH13HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings) E: info@robinsonsdurham.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

CHESTER-LE-STREET

45 Front Street

DH3 3BH T: 0191 387 3000

E: info@robinsonscls.co.uk

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 efficent 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.





SALES • LETTINGS • AUCTIONS