



**Collier Gardens, DH4 4JD**  
**4 Bed - House - Detached**  
**£319,995**

**ROBINSONS**  
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If interested, please quote plot 14.

Show home available to view at Collier Gardens, Philadelphia DH4 4JD.

Flooring, integrated fridge freezer and dishwasher and landscaped gardens, and part exchange available up to £234,496.50.

The Magnolia – A generously proportioned four-bedroom home with a garage, driveway and an exceptional layout, set within the new Collier Gardens development by Homes by Esh.

Step inside to a spacious open-plan kitchen, dining and family area – the true heart of the home – featuring bi-fold doors that open directly to the rear garden. Whether it's family breakfasts, evening entertaining or weekend lounging, this space is designed for comfortable, everyday living. The separate lounge offers a peaceful retreat, complete with a bay window that brings in plenty of natural light. There's also a separate study, utility room, downstairs WC and ample storage throughout the ground floor.

Upstairs, the master bedroom benefits from a sleek en-suite and a built-in wardrobe. Three further bedrooms provide flexibility for growing families or home-working, all served by a stylish family bathroom and additional storage.

Outside, you'll find a landscaped front garden, enclosed rear garden, solar panels, electric vehicle charging point, and permeable block paving. The garage includes lighting and power, and the home benefits from modern heating controls, white interior finishes and double glazing – all helping boost efficiency and reduce running costs.

Located in Philadelphia – ideally positioned between Durham and Sunderland – Collier Gardens offers the best of both town and country. Nearby, you'll find a good selection of shops, schools and green spaces.



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Mortgage Advice

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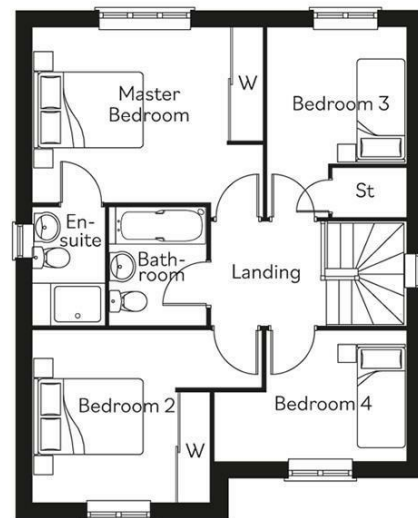
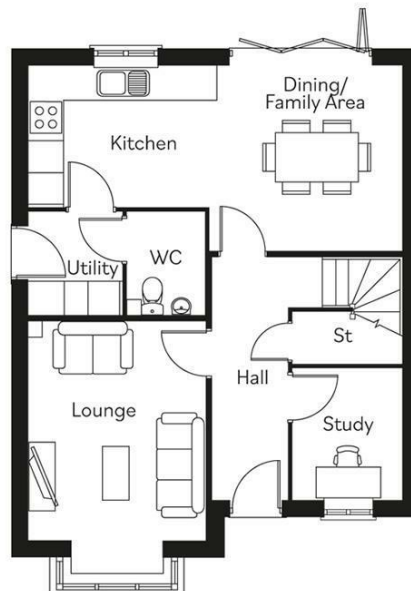
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <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        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## DURHAM

1-3 Old Elvet

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## WYNYARD

The Wynd

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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

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