

Collier Gardens, DH4 4JD  
4 Bed - House - Detached  
£334,995

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

If interested, please quote plot 15.

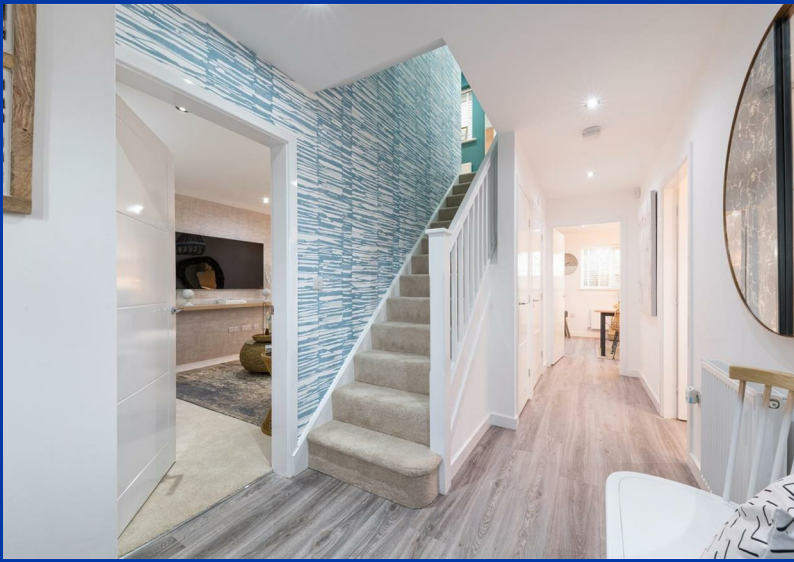
The Palm – A spacious and energy-efficient four-bedroom home, ideal for modern family life, with a garage, driveway parking, and a brilliant layout inside and out.

Step into the heart of the home: a bright open-plan kitchen and dining space fitted with contemporary units, integrated Bosch appliances, and bi-fold doors that lead straight out to the rear garden – perfect for family meals, entertaining, or just enjoying a bit of fresh air. The separate lounge enjoys dual-aspect windows for extra light, while a versatile study/snug offers the ideal work-from-home setup or quiet retreat. There's also a utility room, downstairs WC, and additional storage.

Upstairs, the master bedroom includes a stylish en-suite and built-in wardrobe. There are three further well-proportioned bedrooms and a family bathroom with high-quality fittings, finished with modern tiling and chrome touches.

Outside, you'll find solar panels, an EV charging point, and a landscaped front garden, with the rear garden fully enclosed by fencing for privacy. The garage includes power and lighting, plus a black roller shutter door in keeping with the clean exterior design. Double glazing, permeable block paving, and a smart thermostat-controlled heating system all contribute to the home's impressive efficiency.

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating	
	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

## 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@robinsonscs.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@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444  
E: info@robinsonswyny ard.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@robinsonscs.co.uk

www.robinsonsestateagents.co.uk