





Collier Gardens, DH4 4JD
4 Bed - House - Detached
£324,995

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If interested, please quote plot 10.

Stamp duty, flooring, integrated fridge freezer and dishwasher and landscaped gardens, and part exchange available.

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.
Flooring, integrated fridge freezer and dishwasher and landscaped gardens

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, with excellent commuter links via road and rail.

Finished to a high standard throughout and backed by a 10-year warranty.











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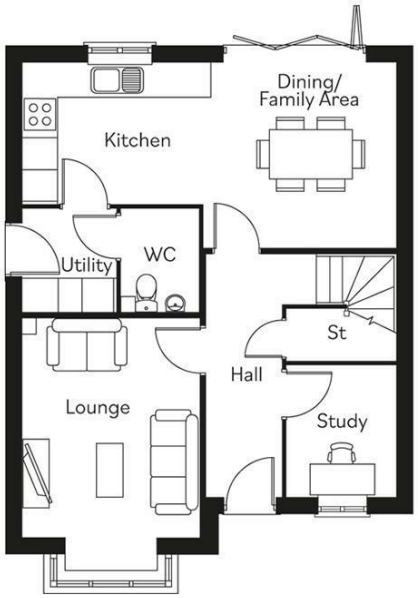
Surveys and EPCs

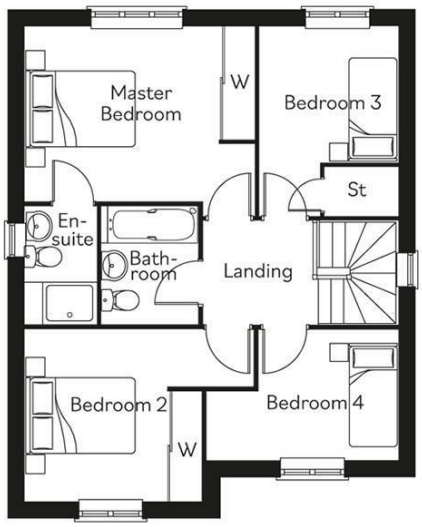
Property Auctions

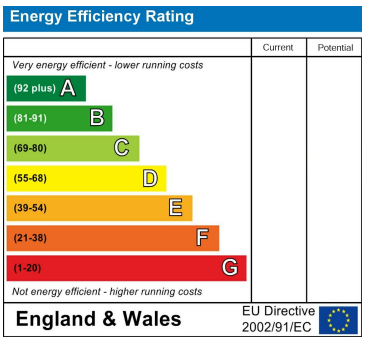
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RICS

ARLA Association of Residential Letting Agents

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