



Collier Gardens, DH4 4JD
4 Bed - House - Detached
£327,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

If interested, please quote plot 10.

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.

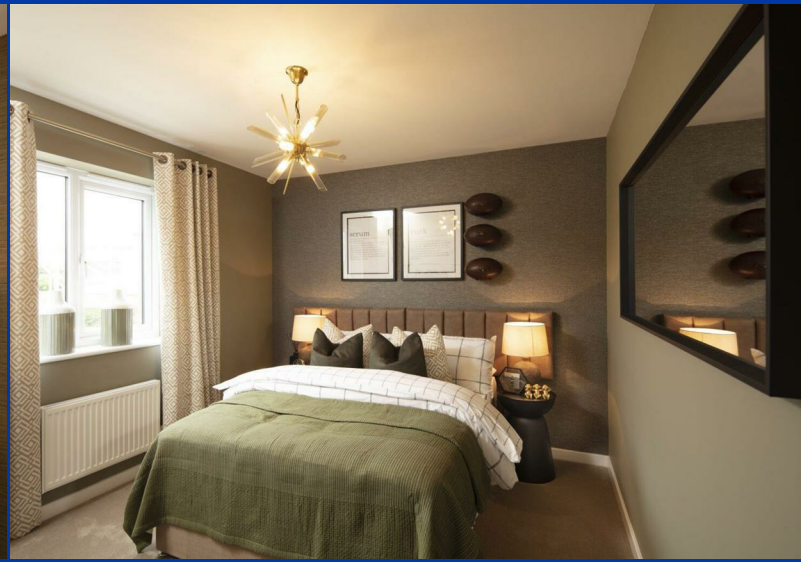
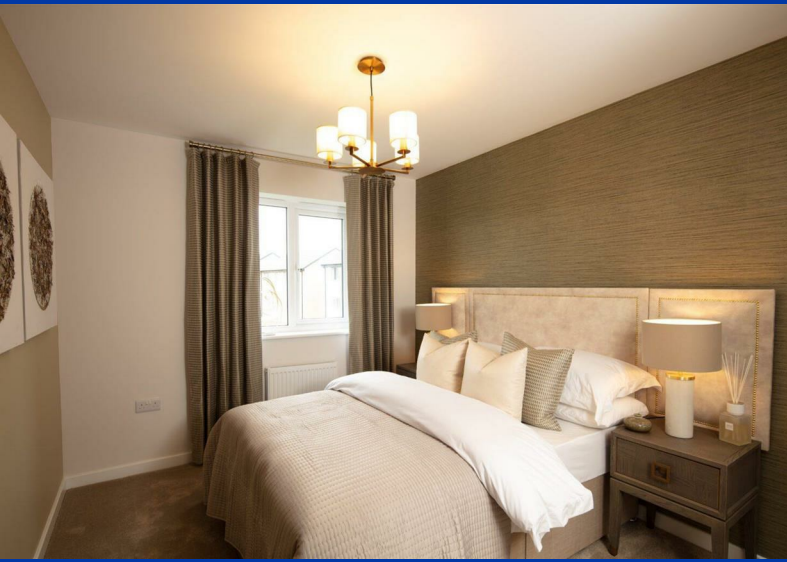
Step inside to a spacious open-plan kitchen, dining and family area – the true heart of the home – featuring bi-fold doors that open directly to the rear garden. Whether it's family breakfasts, evening entertaining or weekend lounging, this space is designed for comfortable, everyday living. The separate 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, with excellent commuter links via road and rail.

Finished to a high standard throughout and backed by a 10-year warranty, The Magnolia is ideal for families seeking both space and style in a well-connected location.



OUR SERVICES

Mortgage Advice

Conveyancing

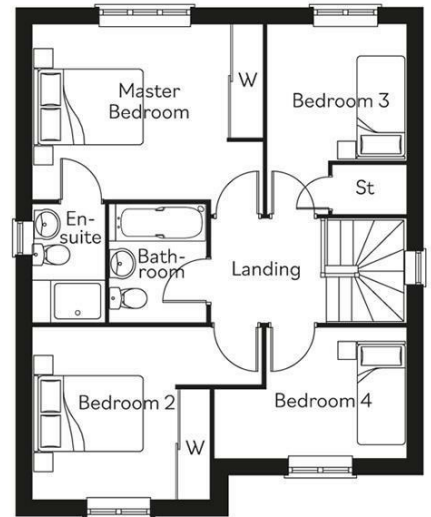
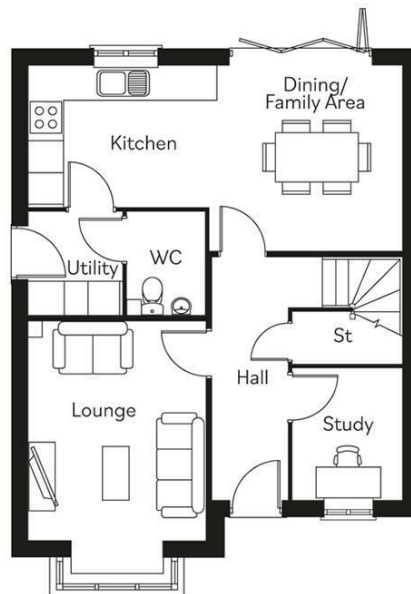
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
66-80 g/kWh C			
51-65 g/kWh D			
36-50 g/kWh E			
21-35 g/kWh F			
6-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
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@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@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@robinsonscs.co.uk

www.robinsonsestateagents.co.uk