



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

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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.

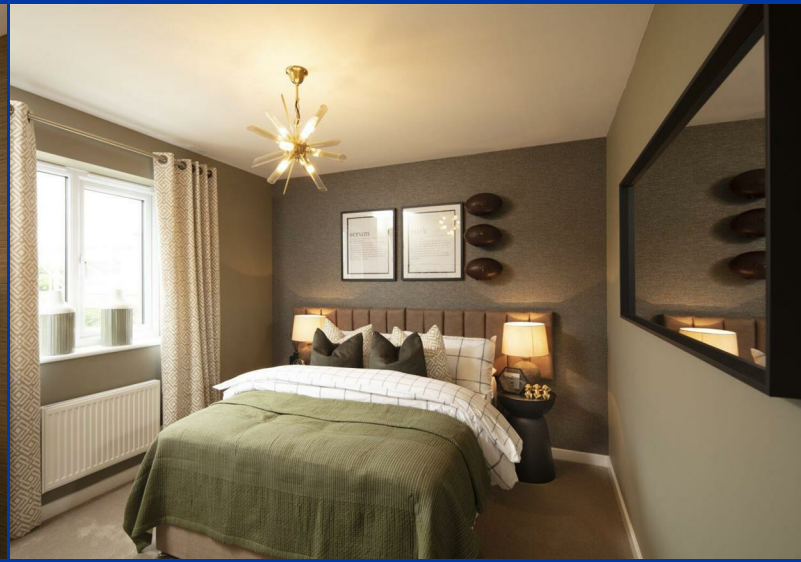
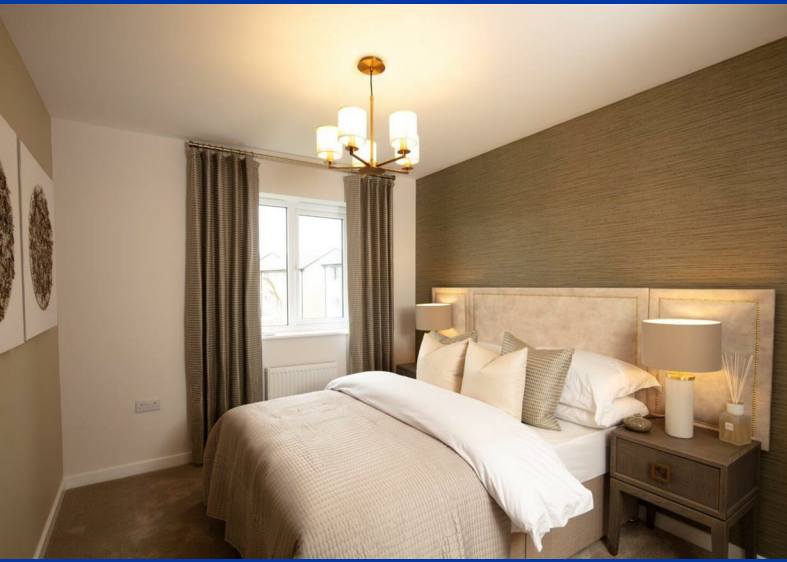
Step inside to a spacious open-plan kitchen, dining and family area – the true heart of the home – featuring bi-fold doors that open directly to the rear garden. Whether it's family breakfasts, evening entertaining or weekend lounging, this space is designed for comfortable, everyday living. The separate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



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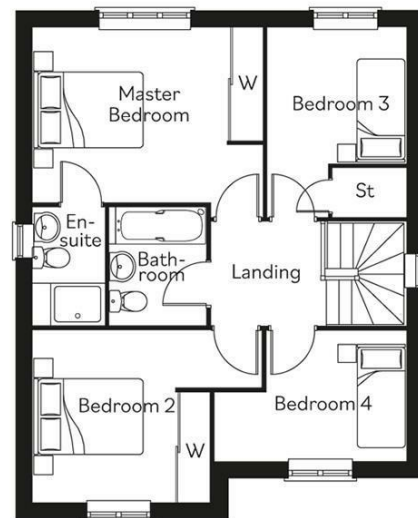
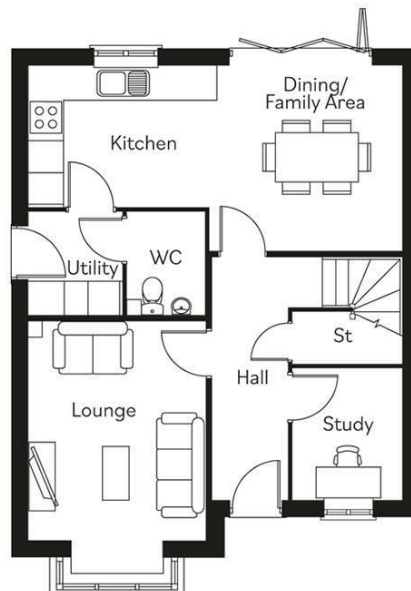
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Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m ² /yr A			
81-104 kWh/m ² /yr B			
61-80 kWh/m ² /yr C			
41-60 kWh/m ² /yr D			
21-40 kWh/m ² /yr E			
1-20 kWh/m ² /yr F			
1-20 kWh/m ² /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			
101-110 g/kWh A			
81-100 g/kWh B			
61-80 g/kWh C			
41-60 g/kWh D			
21-40 g/kWh E			
1-20 g/kWh F			
1-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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DH1 3HL

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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@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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Royal Corner
DL15 9UA

T: 01388 763477

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DH16 6QE

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TS21 2AU

T: 01740 621777

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E: info@wynyardfineandcountry.co.uk

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