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Bradbury Way
Chilton, DL17 0GZ

Offers in the region of £250,000

House - Detached
4 Bedroom/s
2 Bathroom/s

An impressive double-fronted detached family home located on this popular development to the outskirts of Chilton. Originally constructed by Avant Homes circa 2020, the property features a dual aspect living room with French doors, dual aspect fitted kitchen/dining room with bi-fold doors and built-in utility cupboard and a ground floor WC. The first floor includes a principal bedroom with built-in wardrobes and en-suite shower room/wc, three further bedrooms and a family bathroom/WC. Externally there is a block paved driveway extending to the side of the property leading to a detached garage with enclosed gardens to the rear with lawn and patio areas. The property benefits from the remaining balance of a builders NHBC warranty. Ideally placed for access to the A167, A689 and A1M we would encourage an internal viewing at the earliest opportunity.





- Double-fronted
- Dual aspect living room with French doors
- Dual aspect fitted kitchen/dining room with bi-fold doors and utility cupboard
- Ground floor WC
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Driveway extending to the side of the property
- Detached garage
- Landscaped rear garden
- Ideal location for commuter
- Lovely family home

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

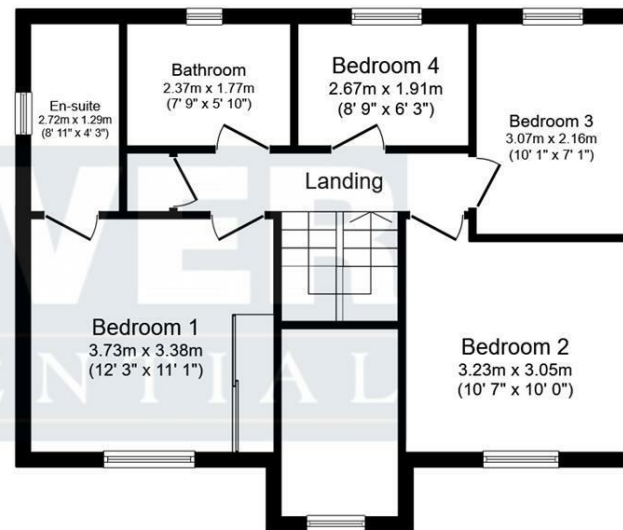
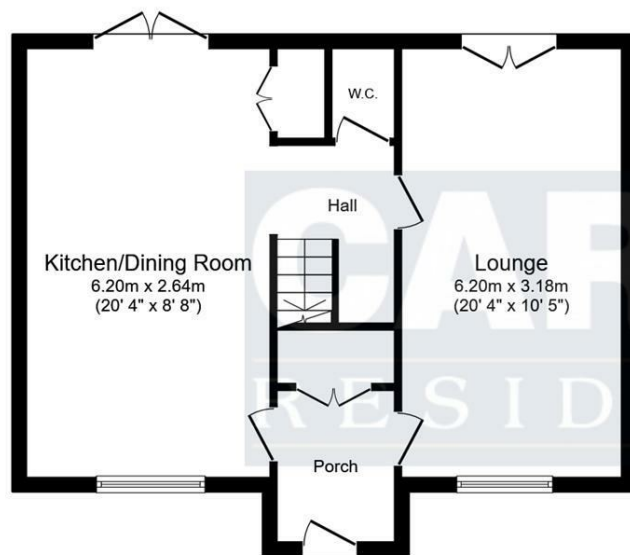
Council Tax:- Band D

Local Authority:- Durham County Council

Agents Notes:- We understand that there is a service charge of approximately £125 per annum to cover the maintenance of communal areas and green space on the estate - further details are available from the Agents

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 109.8 sq.m. (1,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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