



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

#### Agents Notes

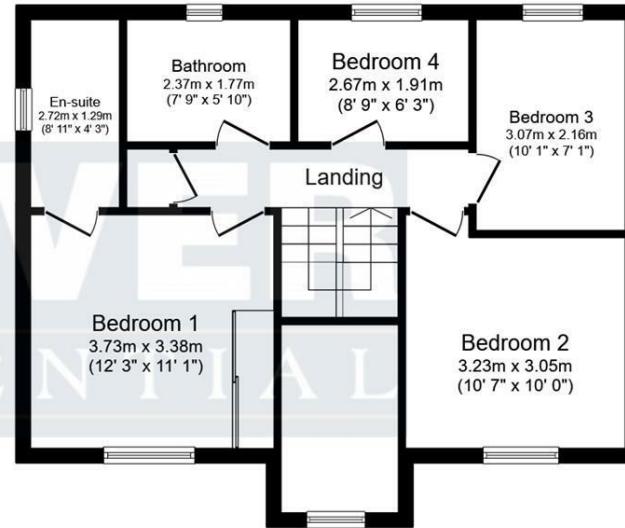
Tenure:- Freehold  
Mains gas, (central heating to radiators), electricity & drainage  
uPVC double glazing throughout  
Council Tax:- Band D  
Local Authority:- Durham County Council  
Agents Notes:- We understand that there is a service charge of approximately £125 per annum to cover the maintenance of communal areas and green space on the estate - further details are available from the Agents

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**Ground Floor**  
Floor area 54.9 sq.m. (591 sq.ft.)



**First Floor**  
Floor area 54.9 sq.m. (591 sq.ft.)

**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 missatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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