



Chalfont Way, Meadowfield, DH7 8UP
3 Bed - House - Detached
Offers Over £195,000

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Chalfont Way Meadowfield, DH7 8UP

Very popular and convenient location ** Ideal family or starter home ** Corner plot ** Gardens, parking & garage ** Double glazing & GCH ** Outskirts of Durham ** Local amenities & road links ** Must be viewed **

Situated on a charming corner plot, this residence offers the following accommodation: an entrance hallway, a downstairs WC, an open-plan lounge/dining room, a conservatory with garage access, and a fitted kitchen. The first floor comprises three bedrooms, all equipped with fitted wardrobes, and a family bathroom/WC. External features include gardens at the front, side, and rear of the property, along with a spacious driveway which leads to the single garage.

Nestled in a delightful cul-de-sac within a contemporary residential development, the property enjoys proximity to local shops and amenities in Meadowfield, Langley Moor, and Brandon. For a more extensive range of shopping and recreational options, Durham City Centre is conveniently located approximately 3 miles away. Meadowfield is also strategically positioned for commuting, thanks to its adjacency to the A(690) Highway, offering excellent road connections to various regional centers.











GROUND FLOOR

Hallway

WC

Kitchen

11'2 x 7'10 (3.40m x 2.39m)

Lounge and Dining Room

17'0 x 14'0 (5.18m x 4.27m)

Conservatory

13'10 x 11'3 (4.22m x 3.43m)

Garage

16'10 x 7'10 (5.13m x 2.39m)

FIRST FLOOR

Bedroom

13'1 x 8'6 (3.99m x 2.59m)

Bedroom

10'1 x 8'6 (3.07m x 2.59m)

Bedroom

9'2 x 6'0 (2.79m x 1.83m)

Bathroom/WC

Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 60 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

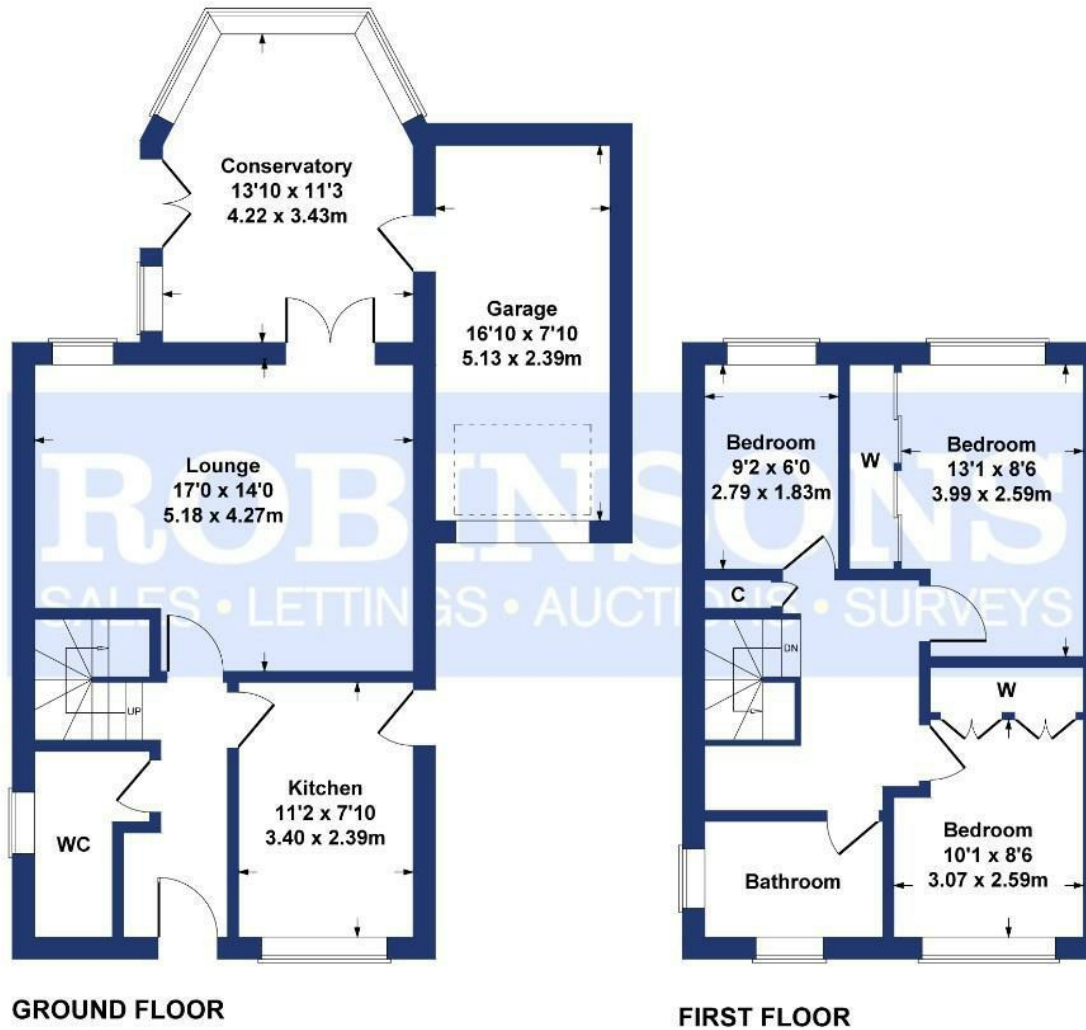
Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Chalfont Way

Approximate Gross Internal Area
1175 sq ft - 109 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(81-81)	B		
(69-80)	C	72	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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