



**Mason Gardens, Chilton, DL17 0DY**  
**3 Bed - House - Detached**  
**Offers Over £164,995**

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Robinsons are pleased to offer to the market this well positioned THREE BEDROOM DETACHED home. In our opinion the property should suit a variety of purchasers from first time buyers and home owners looking to move up the property ladder. The property is located on the edge of Chilton and is ideally located for the commuter traveling to nearby Durham city, Darlington and Teesside and the A1 and A19 are within very close proximity providing excellent transport links to other parts of the region. Built by Avant homes means this property is finished to a superb specification and is still under the NHBC guarantee.

In brief the property comprise of; entrance, ground floor W/C, spacious lounge with bi-folding doors leading to the rear garden, beautiful open plan kitchen/dining room, to the first floor there is a good sized landing which provides access to three bedrooms with master having the added bonus of having En-suite facilities and family room is also located to the first floor. Externally the property sits on a lovely plot with a lovely outlook to the front elevation and easy to maintain garden, while to the side of the property there is a good sized garden and decked area, to the rear is a long driveway providing off road parking.

EPC Rating B  
Council Tax Band C

**Hallway**  
Stylish flooring, radiator, storage cupboard.

**W/C**  
W/C, wash hand basin, radiator, extractor fan, part tiled walls.

**Lounge**  
16'3 x 11'3 max points (4.95m x 3.43m max points )  
UPVC window, stairs to the first floor, radiator, Bi-folding uPVC doors leading to the rear.

**Kitchen/Diner**  
16'2 x 13'1 max points (4.93m x 3.99m max points )  
Stunning wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for dryer, stainless steel sink with mixer tap and drainer, uPVC bay window, radiator.

**Landing**  
Storage cupboard, loft access.

**Bedroom One**  
11'3 x 10'6 (3.43m x 3.20m)  
UPVC window, radiator, lovely outlook.

**En-suite**  
Double shower cubicle, wash hand basin, w/c, part tiled, radiator, extractor fan.

### **Bedroom Two**

11'7 x 8'3 (3.53m x 2.51m)

UPVC window with lovely outlook, radiator.

### **Bedroom Three**

8'2 x 7'8 (2.49m x 2.34m)

UPVC window with lovely outlook, radiator.

### **Bathroom**

7'6 x 6'1 (2.29m x 1.85m)

White panelled bath with shower over, wash hand basin, w/c, tiled surround, uPVC window, radiator, extractor fan.

### **Externally**

To the front elevation is an easy to maintain garden. To the side of the property is a good sized garden and decked area, while to the rear there is a long driveway.

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,068.50 p.a

Energy Rating: B

**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.



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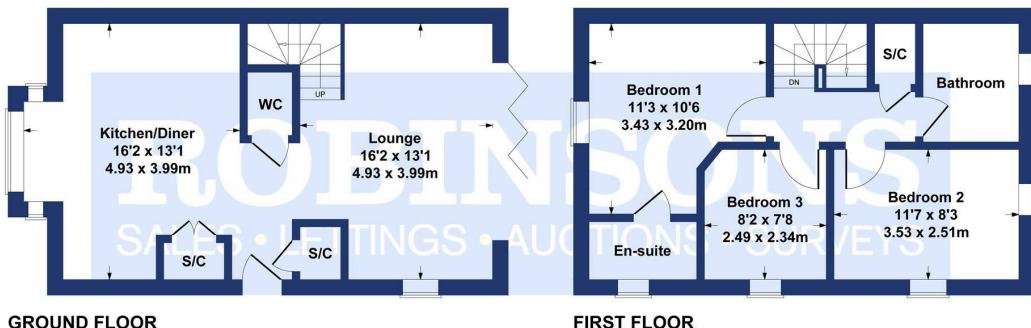
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## Mason Gardens

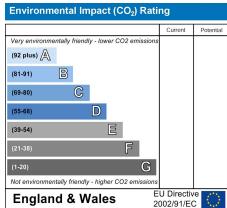
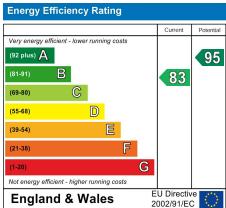
Approximate Gross Internal Area  
904 sq ft - 84 sq m



### 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. 2023



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