

**Henson Close, Chilton, DL17 0BF**  
**3 Bed - House - Detached**  
**Offers Over £150,000**

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Robinsons are delighted to offer the market this fantastic opportunity to acquire this SUPERBLY PRESENTED IMPRESSIVE THREE BEDROOM DETACHED HOUSE built by Gleeson Homes to there high end specification. An ideal property for a first time buyer or even growing family and conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes. This lovely home benefits from stylish kitchen and bathrooms, large rear garden which is not directly over looked, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. EARLY VIEWINGS IS ADVISED TO AVOID ANY DISAPPOINTMENT.

The property briefly comprises of; ENTRANCE HALL, CLOAK ROOM / WC, LOUNGE, SUPERB KITCHEN/BREAKFAST ROOM, whilst to the first floor THREE well-proportioned BEDROOMS and FAMILY BATHROOM. Externally to the front elevation is a well presented block paved driveway leading to a garage while to the rear there is a lovely enclosed garden. In more detail the accommodation comprises of;

EPC Rating B  
Council Tax Band B

#### **Porch**

UPVC window, radiator.

#### **W/C**

W/C, wash hand basin, radiator, uPVC window.

#### **Lounge**

14'9 x 14'3 (4.50m x 4.34m)

UPVC window, radiator, storage cupboard, stairs to the first floor, quality flooring, hive heating control.

#### **Kitchen**

14'9 x 9'4 (4.50m x 2.84m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, dining room table, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splashbacks, uPVC window, radiator, French doors leading to the rear.

#### **Landing**

Quality flooring, radiator, loft access which is partly boarded.

#### **Bedroom One**

11'5 x 8'2 (3.48m x 2.49m)

Fitted wardrobes, radiator, quality flooring, uPVC window, hive heating control.

#### **Bedroom Two**

9'4 x 8'2 (2.84m x 2.49m)

Fitted wardrobes, radiator, quality flooring, uPVC window.

#### **Bedroom Three**

9'0 x 6'6 (2.74m x 1.98m)

Radiator, quality flooring, uPVC window.

#### **Bathroom**

6'7 x 6'7 (2.01m x 2.01m)

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

#### **Externally**

To the front elevation, there is a good sized well presented driveway which leads to a garage. While to the rear, there is a good sized garden which is private.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps

Mobile Signal/Coverage: Good

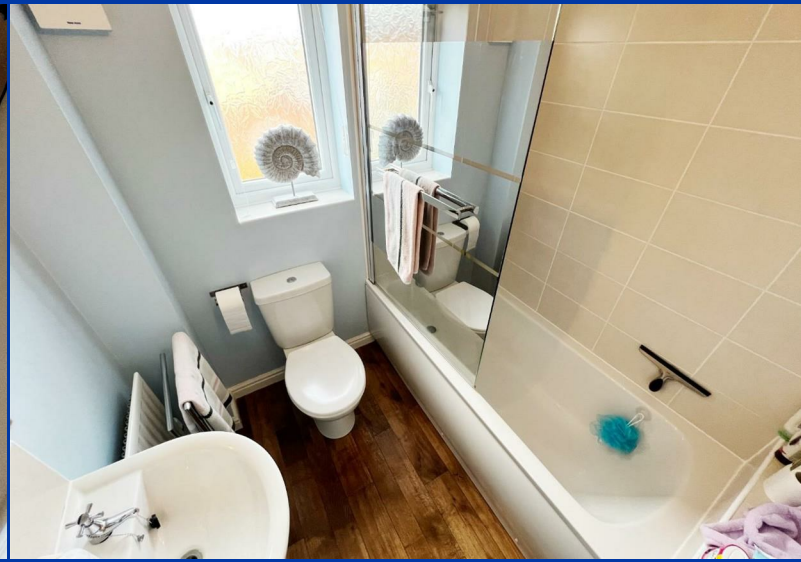
Tenure: Freehold

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

£1,893.60 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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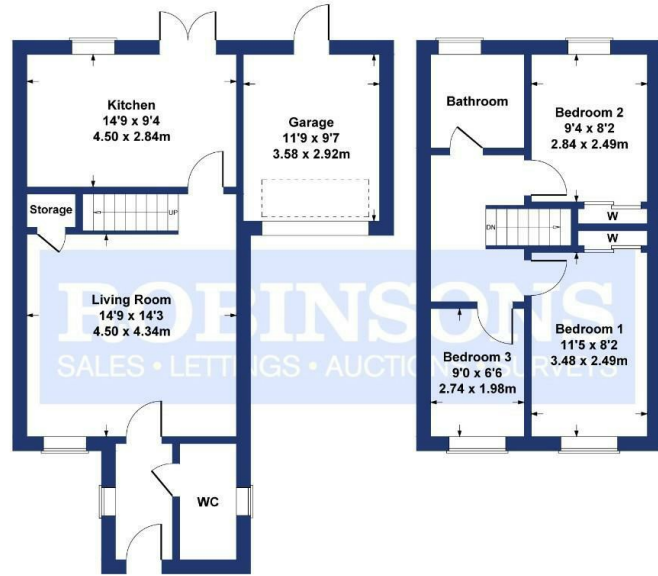
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Henson Close**  
Approximate Gross Internal Area  
1000 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

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	A		94
B		81	
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

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E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk