



Nable Hill Close, Chilton, DL17 0GY  
4 Bed - House - Detached  
£325,000

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## Nable Hill Close Chilton, DL17 0GY

Robinsons Estate Agents are delighted to offer to the market this BEAUTIFUL FOUR BEDROOMED DETACHED FAMILY RESIDENCE which is a credit to its current owners for its style and class, which can only be truly appreciated by internal viewing. Located within this popular, family orientated area of Nable Hill close, which 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. This tastefully decorated home also benefits from; modern kitchen, stunning family room, four double bedrooms all with quality fixtures and fittings, private garden, GAS CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT.

This is an ideal opportunity for clients seeking that 'move-in ready' home which briefly comprises: ENTRANCE HALLWAY, GROUND FLOOR W/C, LARGE LOUNGE, STUNNING ULTRA MODERN KITCHEN/DINING ROOM with a range of integrated appliances and flows in the lovely family room which has Bi-folding doors leading to the rear garden and useful utility room. To the first floor is FOUR GOOD SIZED BEDROOMS with master having the added bonus stylish En-suite and high quality fitted wardrobes, the FAMILY BATHROOM is also located on the first floor. Externally to the front elevation is an EASY TO MAINTAIN GARDEN and block paved double driveway which leads to the garage. To the rear there is a GOOD SIZED LANDSCAPED GARDEN which includes a decked area and patio. Early viewing is advised to avoid any disappointment because properties of this style, size and class very rarely come the market

EPC Rating B  
Council Tax Band D











#### **Hallway**

Stylish flooring, tastefully decorated, radiator.

#### **Lounge**

15'1" x 13'1" (4.60m x 3.99m)

Quality flooring, radiator, uPVC bay window.

#### **Kitchen/Diner**

11'3" x 16'8" (3.43m x 5.08m )

Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, central island, radiator, spotlights, French doors leading to the rear, stainless steel sink with mixer tap and drainer, breakfast bar stylish flooring, large storage cupboard.

#### **Utility Room**

5'0" x 8'1" (1.52m x 2.46m)

Base units, plumbed for washing machine, access to garage.

#### **W/C**

5'0" x 3'0" (1.52m x 0.91m)

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

#### **Family Room**

9'10" x 16'10" (3.00m x 5.13m)

Tastefully decorated, Bi-folding doors leading to the rear, radiator.

#### **Landing**

Quality flooring, radiator, loft access, large storage cupboard.

#### **Bedroom One**

12'0" x 13'1" (3.66m x 3.99m)

Quality flooring, radiator, uPVC window, fitted wardrobes, beautiful outlook.

#### **En-suite**

4'6" x 7'9" (1.37m x 2.36m)

Walk in shower cubicle, wash hand basin, w/c, tiled flooring and splashbacks, chrome towel radiator, uPVC window.

#### **Bedroom Two**

9'0" x 14'6" (2.74m x 4.42m )

Quality flooring, radiator, uPVC window.

#### **Bedroom Three**

11'3" x 10'4" (3.43m x 3.15m)

UPVC window, radiator, tastefully decorated, quality flooring.

#### **Bedroom Four**

9'0" x 10'9" (2.74m x 3.28m)

Quality flooring, radiator, uPVC window with lovely outlook.

#### **Bathroom**

7'2" x 6'5" (2.18m x 1.96m)

Modern suite with panelled bath with shower over, wash hand basin, w/c, tiled flooring and splashbacks, spotlights, uPVC window, chrome towel radiator.

#### **Externally**

To the front elevation, there is a easy to maintain garden and double driveway leading to the garage. While to the rear, there is a good sized enclosed garden and patio.

#### **Garage**

20'1" x 10'2" (6.12m x 3.10m)

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

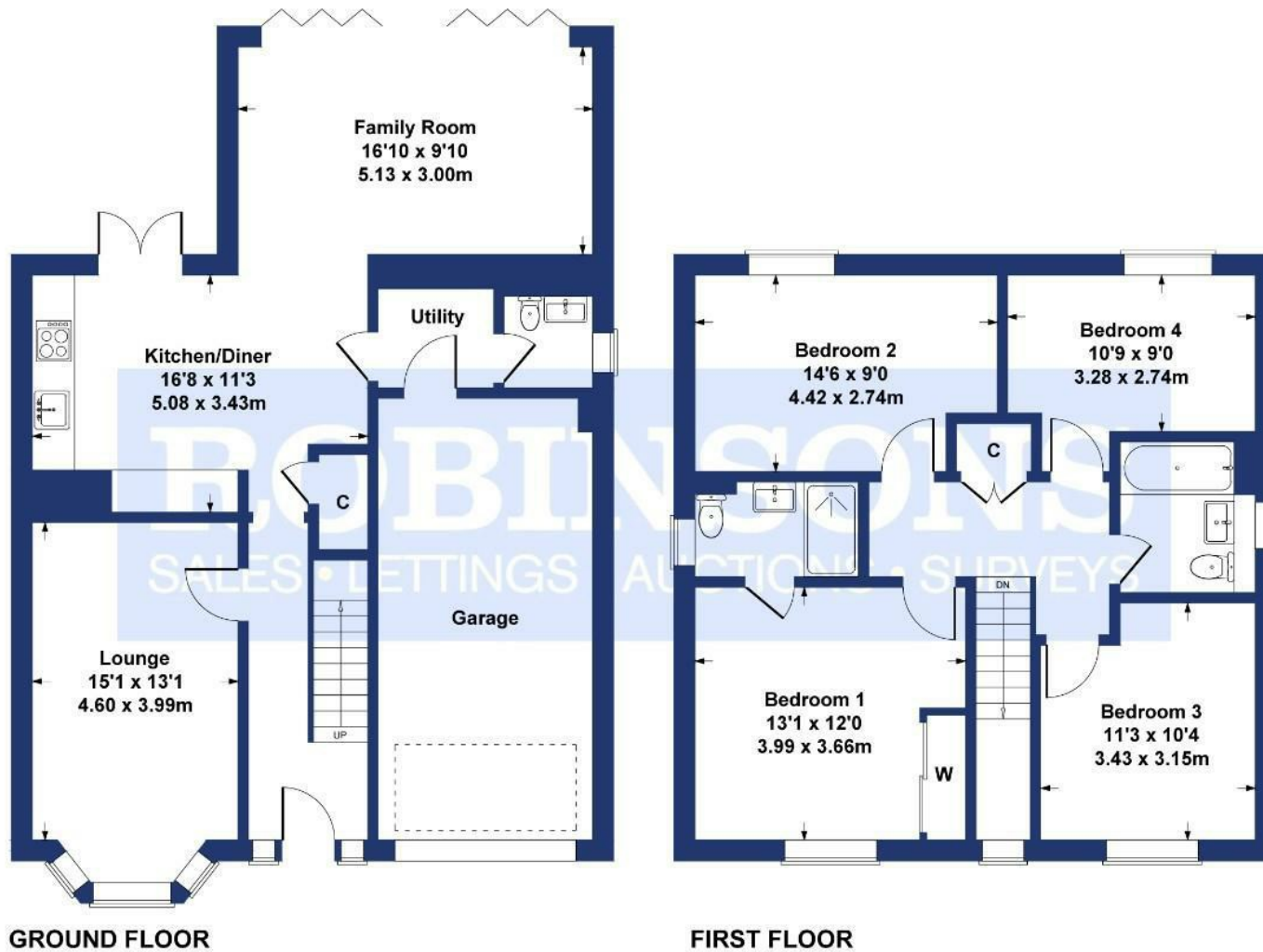
Council Tax: Durham County Council, Band D - Approx. £2,434.62 p.a

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.

# Nable Hill Close

Approximate Gross Internal Area  
1620 sq ft - 151 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	93
(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	

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.



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

