

**Bradbury Way, Chilton, DL17 0GZ**  
**4 Bed - House - Detached**  
**Reduced £239,995**

**ROBINSONS**  
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Robinsons are delighted to offer to the market, this SUPERB four bedroom detached house, located on the sought after development on the outskirts of Chilton. Built by Avant Homes, this is a popular Ashbury design, four bedroom detached house with integral garage and front and rear gardens. In good decorative order throughout, the property offers excellent family sized accommodation with the benefit of gas fired central heating and UPVC DOUBLE GLAZING. A particular feature of the property is the large open plan kitchen/dining room with french doors leading to the rear garden. Chilton is located just off the A167, close to the Rushyford roundabout with an EXCELLENT network of roads providing EASY ACCESS to Darlington, Bishop Auckland, Durham, Newcastle and Teeside. Within Chilton itself there are local shops, regular bus services and A primary school. An internal inspection is HIGHLY RECOMMENDED to appreciate the property fully, and the accommodation in detail comprises:

This well appointed accommodation briefly comprises: Entrance Hall , ground-floor, cloakroom/W/C, lounge, fitted kitchen/dining room , four bedrooms, master bedroom with en-suite shower room, W/C and family bathroom W/C. Externally, there is a double block paved drive, providing off street parking facilities, a larger than average integral garage, open plan front garden, and enclosed rear garden with enclosed patio area.

EPC Rating B  
Council Tax Band D

#### Hallway

9'11 x 4'4 (3.02m x 1.32m)

Radiator, stairs to first floor.

#### W/C

5'6 x 5'3 (1.68m x 1.60m)

W/C, wash hand basin, uPVC window, extractor fan, spot lights, radiator.

#### Lounge

14'1 x 10'3 (4.29m x 3.12m)

UPVC window, radiator, stylishly decorated.

#### Kitchen/Diner

23'6 x 10'1 (7.16m x 3.07m )

Modern wall and base units, integrated hob, extractor fan, double oven, dishwasher, radiator, space for dining room table, stainless steel sink with mixer tap and drainer, large storage cupboard which has plumbing for washing machine, spot lights, bi-folding doors leading to rear garden.

#### Landing

16'4 x 4'5 (4.98m x 1.35m)

Radiator, large airing cupboard .

#### Bedroom One

14'4 x 10'4 (4.37m x 3.15m )

Fitted wardrobes, radiator, uPVC window.

#### En-suite

6'8 x 7'5 (2.03m x 2.26m)

Walk in shower cubicle, wash hand basin, W/C, extractor fan, uPVC window, chrome towel radiator.

#### Bedroom Two

12'9 x 10'1 (3.89m x 3.07m )

UPVC window, radiator.

#### Bedroom Three

9'5 x 10'4 (2.87m x 3.15m )

UPVC window, radiator.

#### Bedroom Four

6'3 x 9'11 (1.91m x 3.02m )

UPVC window, radiator.

#### Bathroom

7'2 x 5'7 (2.18m x 1.70m )

White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, spot lights, uPVC window, chrome towel radiator.

#### Externally

To the front elevation is an easy to maintain garden and double block paved driveway which leads to a garage. While to the rear there is a good sized garden which includes a lovely patio and decked area.

#### Garage

19'6 x 10'3 (5.94m x 3.12m )

Power and lighting.

#### 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. £2,556.77 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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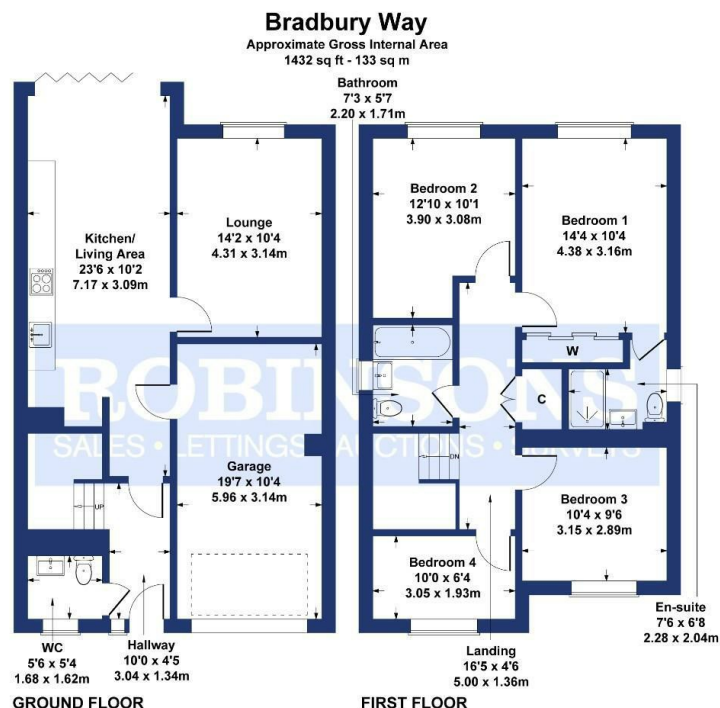
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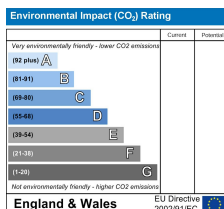
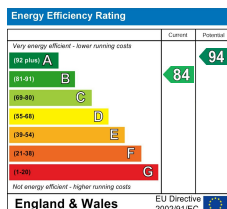
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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