

Mason Gardens, Chilton, DL17 0DY
3 Bed - House - Detached
£174,995

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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 corner plot with a lovely enclosed garden to the front elevation, while to the side of the property there is a good sized garden, patio and decked area which gives access to a long driveway providing off road parking.

EPC Rating B
Council Tax Band C

Hallway

Radiator, quality flooring, storage cupboard.

W/C

W/C, wash hand basin, radiator, extractor fan, tiled splashbacks.

Lounge

16'3 x 11'2 (4.95m x 3.40m)

UPVC windows, radiator, quality flooring, Bi-folding doors to the rear.

Kitchen/Diner

16'2 x 13'4 max points (4.93m x 4.06m max points)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer and dining room table, stainless steel sink with mixer tap and drainer, uPVC bay window, quality flooring, uPVC window, useful wash cupboard which has plumbing for washing machine, space for dryer.

Landing

Quality flooring, loft access, storage cupboard.

Bedroom One

11'3 x 10'5 (3.43m x 3.18m)

UPVC window, radiator, quality flooring.

En-suite

Double shower cubicle, wash hand basin, w/c, uPVC window, radiator, extractor fan.

Bedroom Two

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

UPVC window, radiator, quality flooring.

Bedroom Three

8'3 x 7'8 max points (2.51m x 2.34m max points)

Quality flooring, radiator, uPVC window.

Bathroom

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

Externally

To the front elevation, there is a good sized enclosed garden which wraps around the side of the property where you will find another enclosed garden and patio area, which gives access to a double length driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

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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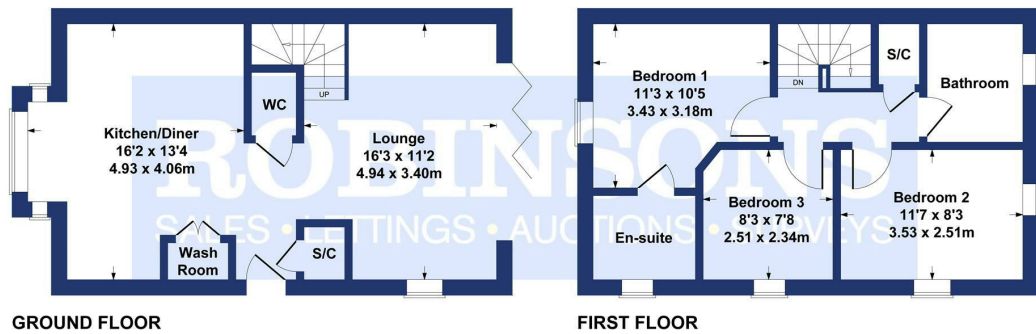
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		83	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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