



Alder Drive, Chilton, DL17 0FA
3 Bed - House - Detached
£260,000

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Alder Drive Chilton, DL17 0FA

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Robinsons are privileged to offer to the market, this stunning three bedroom detached family home, which is located on the outskirts of Chilton, and provides an ideal blend of tranquillity and modern living. Positioned just a short drive from Bishop Auckland and Ferryhill on the A167, Chilton is a beautiful town with lots to explore around it and a fantastic sense of community. With a historic church, a reputable local primary school and surrounded by green space, Chilton exudes a friendly vibe, making it the perfect spot for families seeking an inviting place to call home. This beautiful family home has an endless amount of benefits and some of its key features are: a stunning kitchen with integrated appliances, modern bathrooms, spacious lounge, owned solar panels, three double bedrooms, good sized gardens, double length driveway, garage and EV charging point. This perfect family home is also conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside and within very close proximity of schools, amenities and bus routes.

In brief the property comprise of entrance hallway, ground floor W/C, spacious lounge, beautiful open plan kitchen/diner with integrated appliances. To the first floor is a light landing which provides access to three double bedrooms with master having the added bonus of en-suite facilities and a dressing area, the family bathroom completes the first floor. Externally to the front elevation is a easy to maintain garden and double length block paved driveway which leads to a garage and EV charging point, externally to the rear there is a good sized enclosed garden.

EPC Rating B
Council Tax Band









Hallway

Radiator, stylish flooring, stairs to first floor, large airing cupboard.

W/C

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

Lounge

Quality flooring, radiator, uPVC window.

Kitchen/Diner

Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, radiator, ample space for dining room table, french doors leading to the rear garden, stylish flooring.

Landing

Quality flooring, uPVC window, radiator, loft access.

Bedroom One

UPVC window, radiator, quality flooring, dressing area.

Dressing Room

En-suite

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Bedroom Two

UPVC window, radiator, quality flooring, beautiful outlook.

Bedroom Three

UPVC window, radiator, quality flooring, beautiful outlook.

Bathroom

White panelled bath, wash hand basin, tiled splashbacks, W/C, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden and block paved driveway which leads to a garage and EV charging point. To the rear, there is a large enclosed garden and patio.

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 - Approx. £p.a

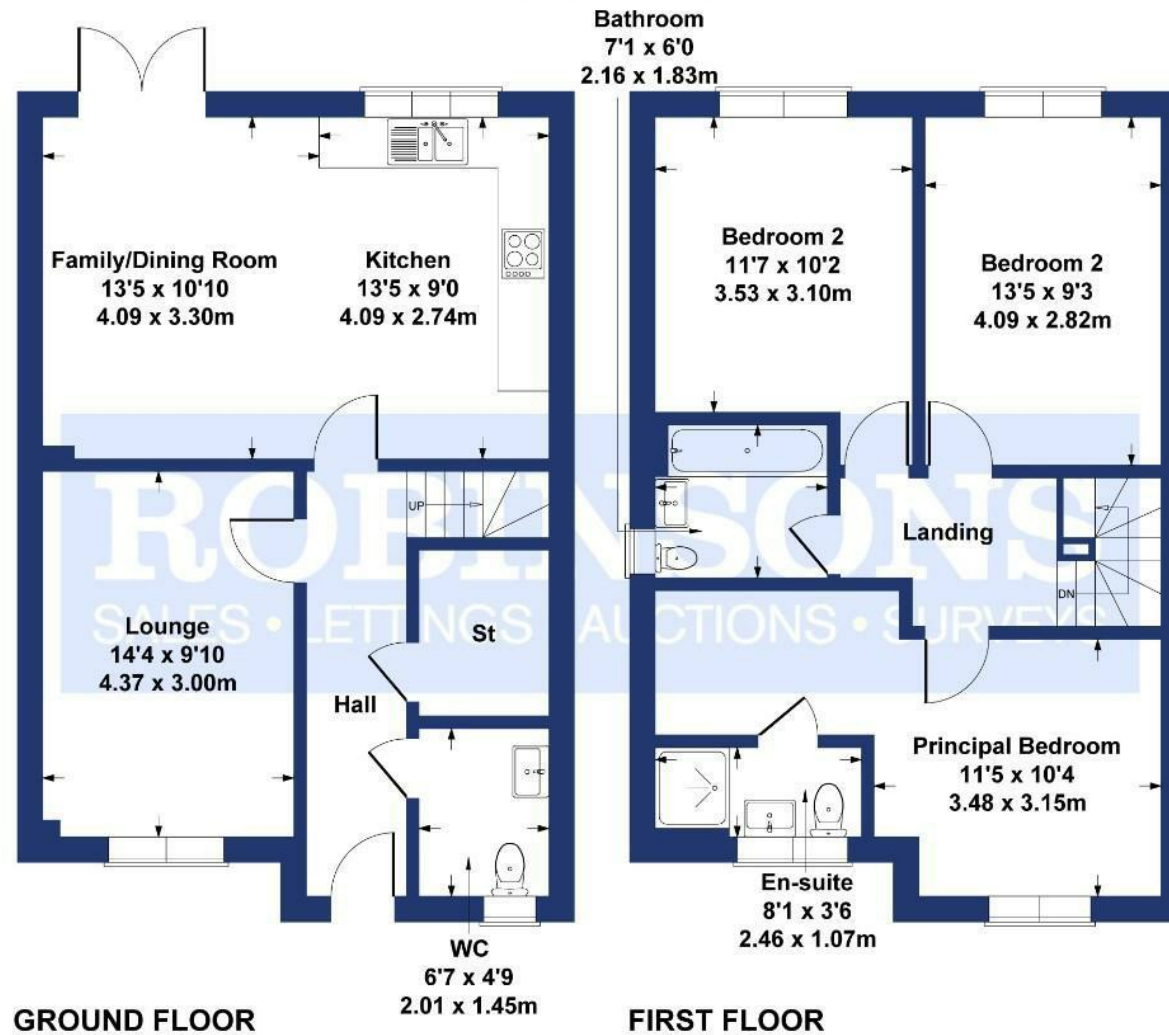
Energy Rating: A



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.

Alder Drive

Approximate Gross Internal Area
1165 sq ft - 108 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A	94	94
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(1-8) F		
(0) 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.



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