



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

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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 TBC

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:

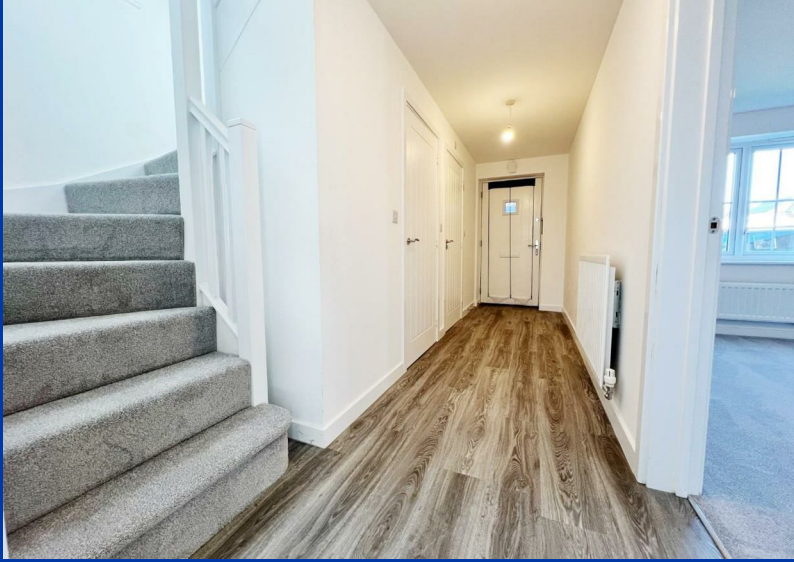
Mobile Signal/Coverage:

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.



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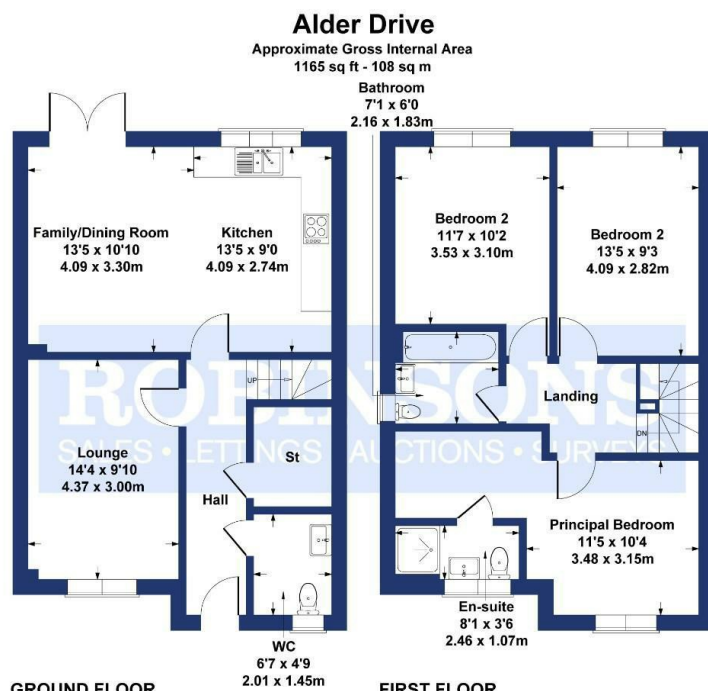
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Strategic Marketing Plan

Dedicated Property Manager



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

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

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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