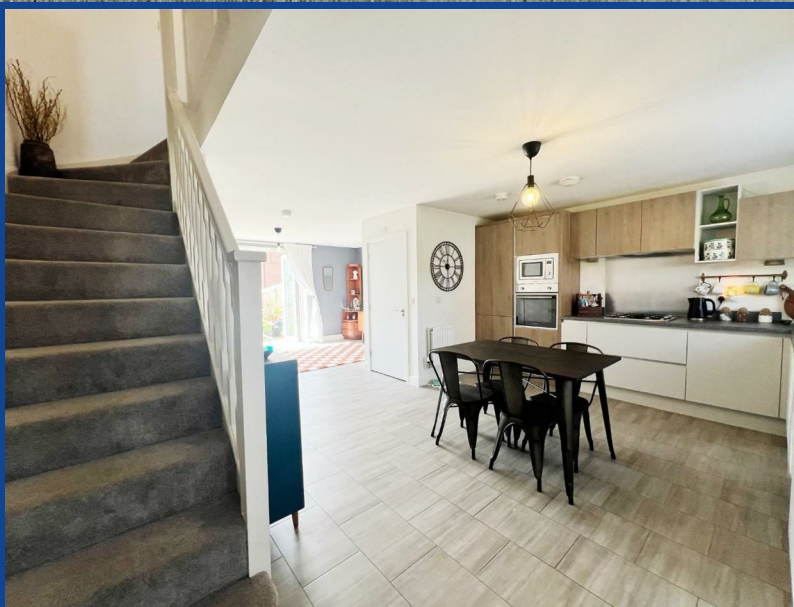




**Nable Hill Close, Chilton, DL17 0GY**  
**3 Bed - House - Mid Terrace**  
**£165,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

It is with pleasure that Robinsons Estate Agents offer to the market this **STUNNING THREE BEDROOMED MID TERRACED 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 high end kitchen, three good sized bedrooms with master having the added bonus of En-suite facilities, quality fixtures and fittings throughout, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DOUBLE LENGTH DRIVEWAY.

This is an ideal opportunity for clients seeking that 'move-in ready' home which briefly comprises: ENTRANCE, GROUND FLOOR W/C, spacious LOUNGE with Bi-folding doors leading to the rear garden, STUNNING ULTRA MODERN KITCHEN/DINING ROOM with a range of integrated appliances. To the first floor is a lovely and light landing which provides access to three bedrooms and stunning family bathroom. Externally to front elevation the property enjoys an easy to maintain garden and double driveway. While to the rear, there is an enclosed rear garden. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating B  
Council Tax Band B

## Entrance

## W/C

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

## Lounge

Bi-folding doors to the rear, radiator, tiled flooring.

## Kitchen/Diner

Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, uPVC window, large storage cupboard, space for dining room table, stairs to the first floor.

## Landing

Quality flooring, radiator, loft access to a boarded loft, storage cupboard.

## Bedroom One

UPVC window, radiator, quality flooring, hive heating control.

## En-suite

Walk in shower, wash hand basin, w/c, fully tiled, chrome towel radiator, extractor fan, spotlights.

## Bedroom Two

Quality flooring, radiator, uPVC window.

## Bedroom Three

Quality flooring, radiator, uPVC window.

## Bathroom

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

## Externally

To the front elevation, there is a double driveway. While to the rear, there is a good sized enclosed garden.

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: Average

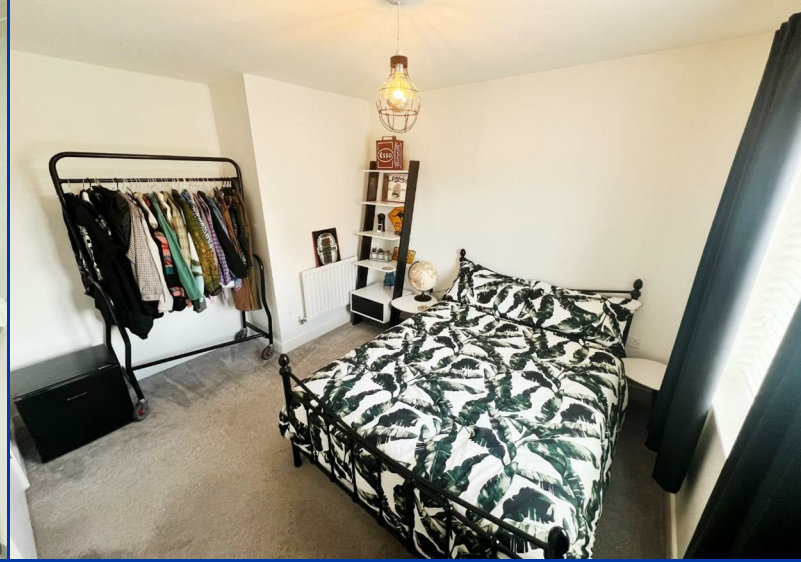
Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.

£1,993.57 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

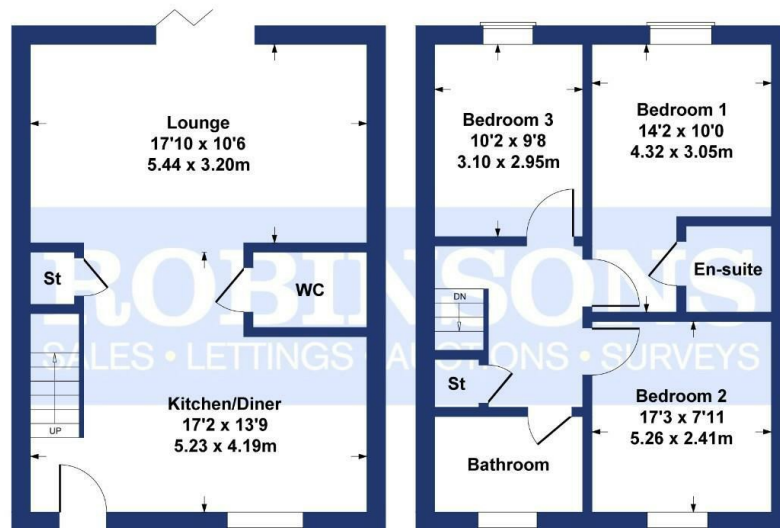
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Nable Hill Close

Approximate Gross Internal Area  
883 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

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 (92-100)                                  |                         |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (49-54)                                   |                         |
| F (39-48)                                   |                         |
| G (31-39)                                   |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| A (92-100)                                                      |                         |
| B (81-91)                                                       |                         |
| C (69-80)                                                       |                         |
| D (55-68)                                                       |                         |
| E (49-54)                                                       |                         |
| F (39-48)                                                       |                         |
| G (31-39)                                                       |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

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