



Rushyford Drive, Chilton, DL17 0EB  
4 Bed - House - Detached  
£239,500

**ROBINSONS**  
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## Rushyford Drive Chilton, DL17 0EB

Robinsons are delighted to offer to the market this perfect & lovely FOUR BEDROOM DETACHED HOUSE built by Avant Homes to a very high specification. The property is located on this popular development with excellent transport links to nearby Durham, Darlington and the A1 motorway, local schools, shops and amenities are also close by. Presented in good decorative order throughout the property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of; SPACIOUS ENTRANCE HALL, CLOAKROOM W/C, LOUNGE, LARGE L-SHAPED KITCHEN/DINING ROOM with bi-folding doors giving access to the rear garden. Whilst to the first floor spacious landing incorporating FOUR BEDROOMS, MASTER BEDROOM with EN-SUITE and FAMILY BATHROOM. Externally there is an OPEN PLAN FRONT GARDEN, DOUBLE WIDTH DRIVE providing OFF-STREET PARKING, GARAGE and ENCLOSED REAR GARDEN. In more detail the accommodation comprises of;

EPC Rating TBC  
Council Tax Band D











#### **Hallway**

Radiator, stairs to the first floor, access to the garage, utility cupboard with plumbing for a washing machine.

#### **W/C**

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

#### **Lounge**

14'3 x 11'7 (4.34m x 3.53m)

UPVC window, radiator, quality flooring.

#### **Kitchen/Diner**

17'0 x 15'11 max points (5.18m x 4.85m max points)

Modern wall and base units, integrated fridge freezer, oven, hob, extractor fan, dishwasher, microwave, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for dining room table, spotlights, bi-folding doors overlooking the rear garden.

#### **Landing**

Quality flooring, loft access, radiator, storage cupboard, uPVC window.

#### **Bedroom One**

12'2 x 10'9 max points (3.71m x 3.28m max points)

UPVC window, radiator, fitted wardrobes, spotlights.

#### **En-suite**

Double walk in shower, w/c, wash hand basin, chrome towel radiator, partly tiled, spotlights, extractor fan, uPVC window.

#### **Bedroom Two**

11'8 x 9'10 (3.56m x 3.00m)

UPVC window, radiator, quality flooring.

#### **Bedroom Three**

9'9 x 9'9 (2.97m x 2.97m)

UPVC window overlooking the rear garden, radiator, quality flooring.

#### **Bedroom Four**

9'9 x 9'4 (2.97m x 2.84m)

UPVC window, radiator, quality flooring.

#### **Bathroom**

Panelled bath, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, extractor fan.

#### **Externally**

To the front elevation, there is a well presented garden and driveway leading to the garage. While to the rear, there is a good sized garden and patio area.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93

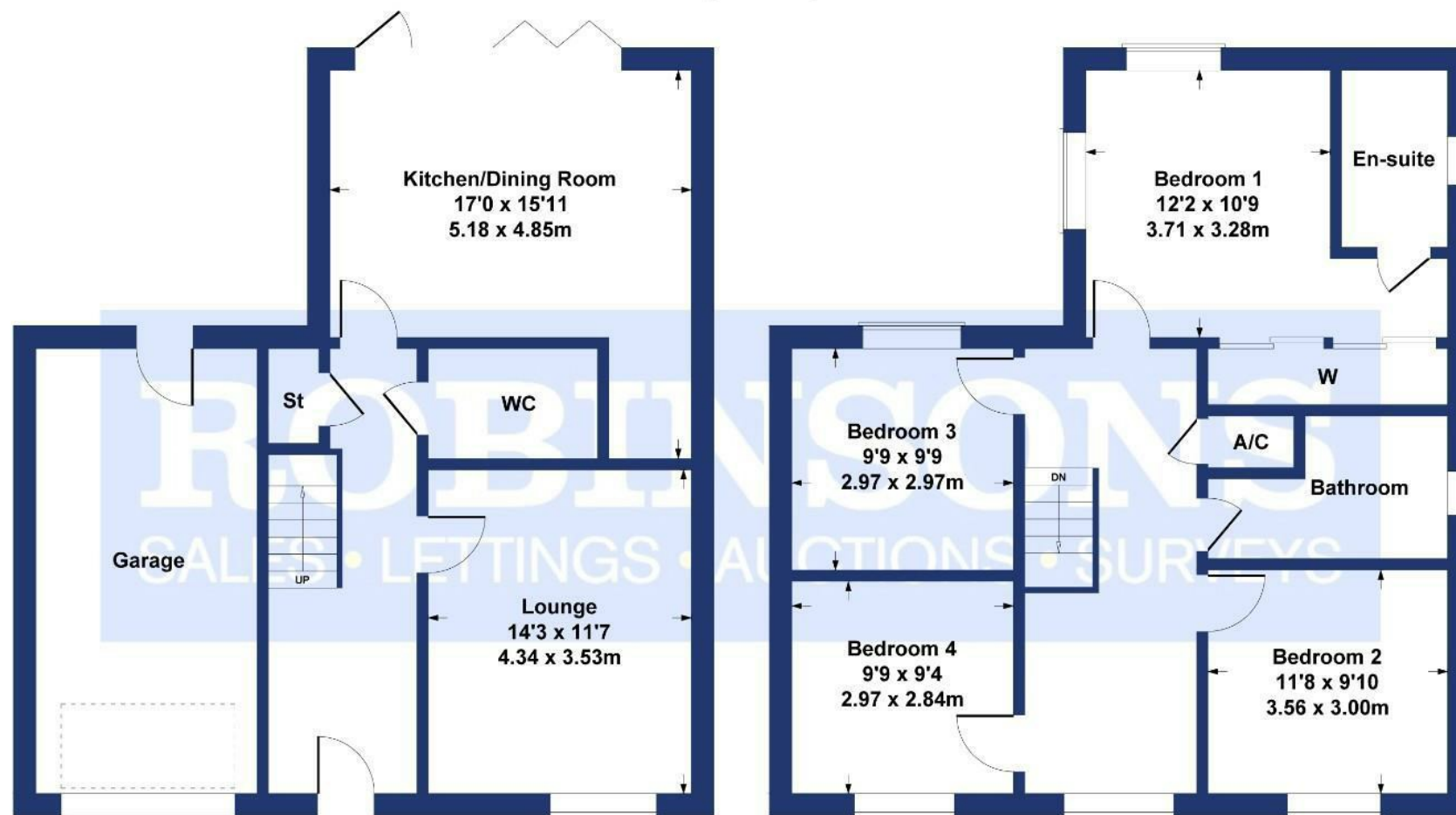
Energy Rating: TBC



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.

# Rushyford Drive

Approximate Gross Internal Area  
1521 sq ft - 141 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            | <b>83</b>               | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 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. 2023

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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