



**Bradbury Way, Chilton, DL17 0GZ**  
**4 Bed - House - Detached**  
**Offers Over £340,000**

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## Bradbury Way Chilton, DL17 0GZ

It is with pleasure that Robinsons Estate Agents offer to the market this STUNNING FOUR BEDROOM DETACHED 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 Bradbury Way, 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, stunning family room with log burning stove, four double bedrooms, three of which have fitted wardrobes, quality fixtures and fittings, GAS CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT.

This is an ideal opportunity for clients seeking that 'move-in ready' home which briefly comprises: ENTRANCE HALLWAY, GROUND FLOOR W/C, LARGE LOUNGE, STUNNING ULTRA MODERN KITCHEN/DINING ROOM with a range of integrated appliances and beautiful family room with log burning stove and Bi-folding doors leading to the rear garden. To the first floor is FOUR GOOD SIZED BEDROOMS three of which having fitted wardrobes and master having the added bonus stylish En-suite, the FAMILY BATHROOM is also located on the first floor. Externally to the front elevation is an EASY TO MAINTAIN GARDEN and block paved driveway which leads to the garage. To the rear there is a GOOD SIZED ENCLOSED GARDEN & PATIO. Early viewing is advised to avoid any disappointment because properties of this style, size and class very rarely come the market.

EPC Rating B  
Council Tax Band D















#### **Hallway**

Stairs to first floor, radiator, ceramic tiled flooring.

#### **Lounge**

15'9 x 9'8 max points (4.80m x 2.95m max points)

Amtico flooring, radiator, uPVC bay window.

#### **Kitchen/Dining Room**

16'6 x 13'0 (5.03m x 3.96m)

Stunning wall and base units, integrated oven, plate warmer, gas hob, fridge freezer, dishwasher, spotlights, ceramic tiled flooring, space for dining room table, french doors leading to rear, large storage cupboard/pantry, radiator, stainless steel sink with mixer tap and drainer.

#### **Family Room**

16'9 x 10'0 (5.11m x 3.05m)

Ceramic tiled flooring, radiator, bi-folding doors leading to rear garden, multi fuel stove.

#### **Utility Room**

6'0 x 4'8 (1.83m x 1.42m)

Base unit, plumbed for washing machine, stainless steel sink with mixer tap, ceramic tiled flooring, extractor fan, spotlights, access to garage.

#### **W/C**

W/C, wash hand basin, ceramic tiled flooring, radiator, spotlights, uPVC window.

#### **Landing**

UPVC window, loft access, large airing cupboard.

#### **Bedroom One**

13'1 x 11'9 (3.99m x 3.58m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

#### **En-Suite**

Walk in shower cubicle, wash hand basin, W/C, uPVC window, chrome towel radiator, tiled flooring and splashbacks.

#### **Bedroom Two**

12'1 x 9'0 (3.68m x 2.74m)

Quality flooring, radiator, fitted wardrobes, uPVC window.

#### **Bedroom Three**

10'2 x 9'2 (3.10m x 2.79m)

Fitted wardrobes, radiator, quality flooring.

#### **Bedroom Four**

12'5 x 7'4 (3.78m x 2.24m)

Quality flooring, radiator, uPVC window.

#### **Bathroom**

White panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, uPVC window, spotlights, extractor fan.

#### **Externally**

To the front elevation is a large driveway which leads to a good sized garage. While to the rear there is a beautiful enclosed garden and patio.

#### **Garage**

20'0 x 10'1 (6.10m x 3.07m)

Power and lighting.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 1800Mbps

Mobile Signal: Average

Tenure: Freehold

Council Tax: Durham County Council, Band: D approx. £2,556.77 pa

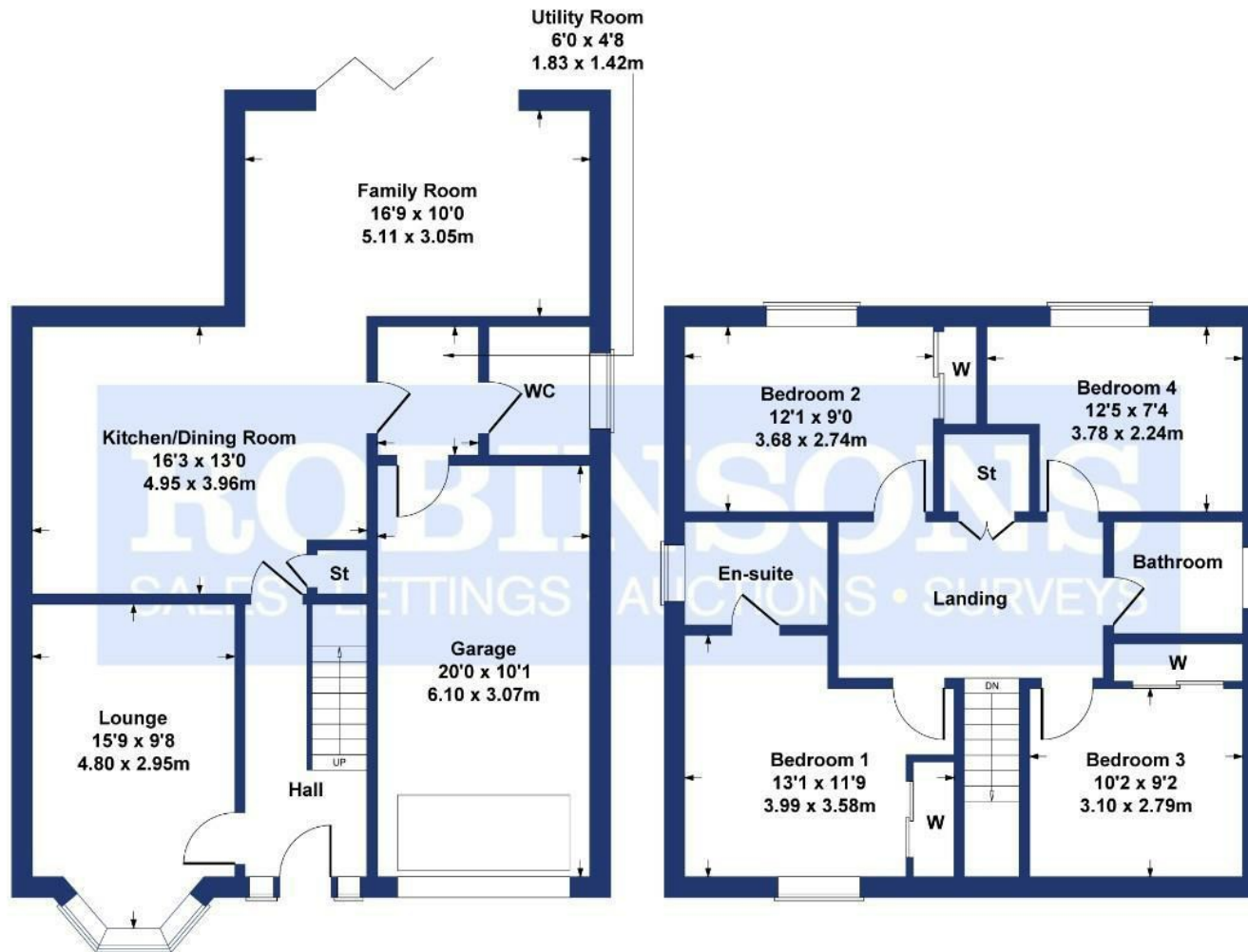
Energy Rating: B

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Bradbury Way

Approximate Gross Internal Area  
1637 sq ft - 152 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. 2025

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>93</b>               |
| (81-91) <b>B</b>                            | <b>85</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 |

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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