



**Juniper Close, Chilton, DL17 0FA**  
**4 Bed - House - Detached**  
**£300,000**

**ROBINSONS**  
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Robinsons are privileged to offer to the market, this stunning four 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, four good sized bedrooms, good sized gardens, double 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 and useful utility room. To the first floor is a light landing which provides access to four good sized 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 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  
Council Tax Band

## Hallway

## Lounge

10'5 x 15'0 (3.18m x 4.57m )

## Kitchen

10'5 x 9'5 (3.18m x 2.87m)

## Utility Room

## Diner

6'10 x 9'5 (2.08m x 2.87m)

## Family

10'4 x 9'5 (3.15m x 2.87m)

## W/C

5'11 x 4'11 (1.80m x 1.50m)

## Bedroom One

16'9 x 9'11 (5.11m x 3.02m)

## Dressing Room

6'2x 4'5 (1.88mx 1.35m)

## En-Suite

8'5 x 4'8 (2.57m x 1.42m)

## Bedroom Two

10'5 x 11'7 (3.18m x 3.53m)

## Bedroom Three

14'10 x 8'5 (4.52m x 2.57m)

## Bedroom Four

12'4 x 9'9 (3.76m x 2.97m)

## Bathroom

6'0 x 7'4 (1.83m x 2.24m)

## Externally

## Agent Notes

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

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – TBC

Estimated Broadband Download speeds – TBC

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website – Very low

Coastal Erosion – refer to the Gov website - NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware of

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.







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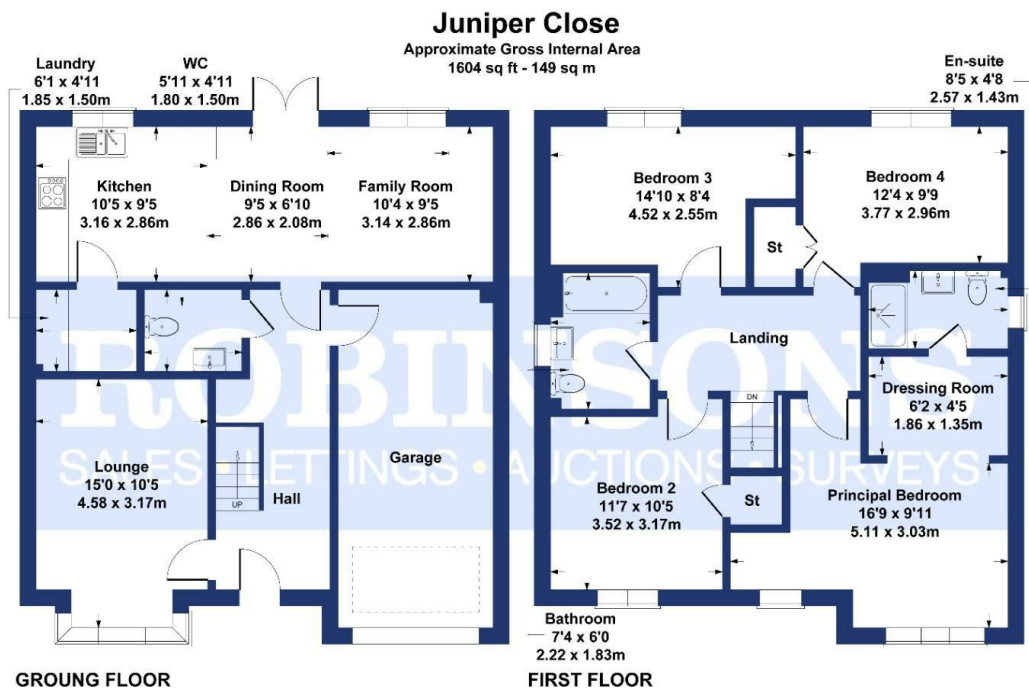
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Strategic Marketing Plan

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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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
94	94		
Very energy efficient - lower running costs (92-94) A (89-91) B (85-88) C (81-84) D (77-80) E (73-76) F (69-72) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-94) A (89-91) B (85-88) C (81-84) D (77-80) E (73-76) F (69-72) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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.



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