



Centurion Close, Chilton Moor, DH4 6FT  
4 Bed - House - Detached  
£279,000

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# Centurion Close Chilton Moor, DH4 6FT

\* STUNNING FAMILY HOME \* BEAUTIFULLY PRESENTED THROUGHOUT \* LARGE REAR GARDEN \* IDEAL FOR FAMILIES \*

Much improved and beautifully presented, this superb four-bedroom detached family home offers stylish living space with high quality fixtures and fittings throughout, and enjoys a lovely position within this sought-after development. Located on Centurion Close, built by the award-winning builders Esh Homes, the property offers excellent access to local amenities, transport links and green spaces, making it ideal for families and professionals alike.

Internally, the home has been upgraded with gorgeous new flooring and a stunning feature fireplace in the lounge. The ground floor offers a spacious lounge with a bay window allowing in plenty of natural light. There is a fantastic high-quality, fully integrated, open-plan kitchen/dining/family area with bi-fold doors leading to the rear garden, a useful utility room and a downstairs cloakroom.

Upstairs, the master bedroom benefits from fitted wardrobes and a stylish en-suite bathroom, alongside three further generous bedrooms and a modern family bathroom. Further highlights include a built-in garage, HIVE smart heating system, and premium fixtures and fittings from brands such as Portfolio and Porcelanosa.

Externally, there is a double driveway to the front and a large rear garden with a raised decked patio, ideal for al-fresco dining.

The property also benefits from ultra-fast broadband with speeds of up to 1GB available, perfect for home working, streaming or gaming.

A fantastic home that must be viewed to appreciate the standard of accommodation on offer.













## GROUND FLOOR

### Entrance Hallway

### Lounge

14'4" x 10'11" (4.37 x 3.35)

### Kitchen/Dining/Family Area

20'11" x 10'2" (6.40 x 3.12)

### Utility Room

7'1" x 5'4" (2.16 x 1.65)

### Downstairs WC

### Garage

## FIRST FLOOR

### Landing

### Bedroom

17'7" x 9'10" (5.36 x 3)

### En-Suite

### Bedroom

13'1" x 8'11" (4.01 x 2.72)

### Bedroom

10'2" x 9'6" (3.10 x 2.90)

### Bedroom

10'2" x 9'1" (3.12 x 2.79)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

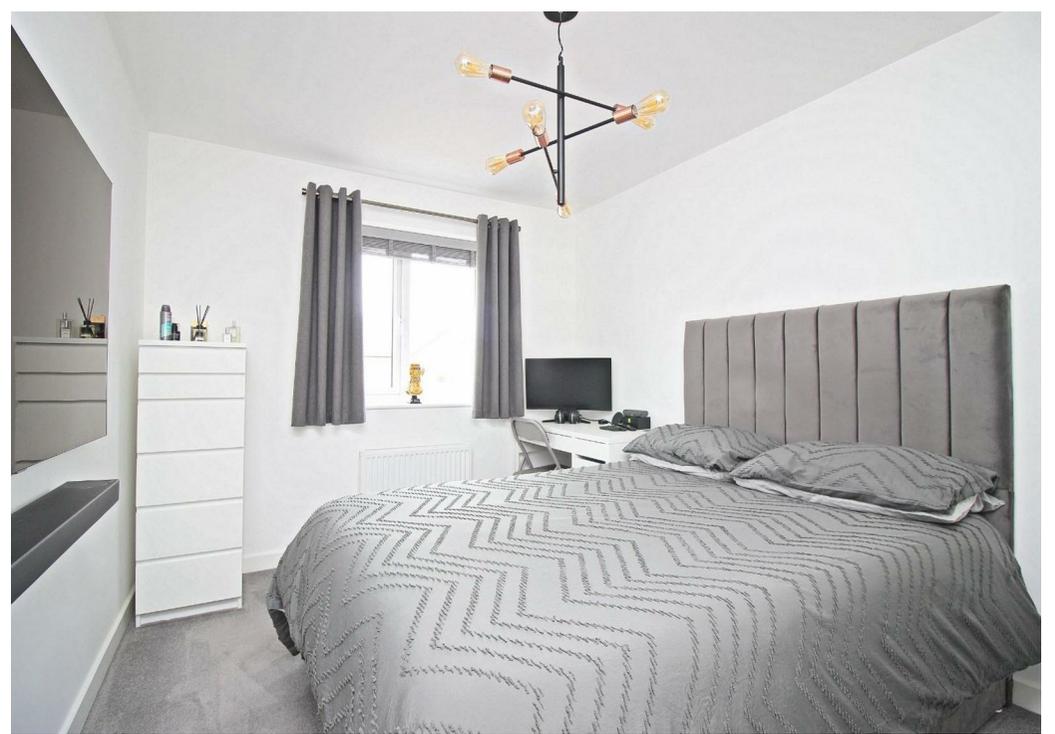
Tenure: Freehold

Council Tax: Sunderland, Band D - Approx. £2,093p.a

Energy Rating: B

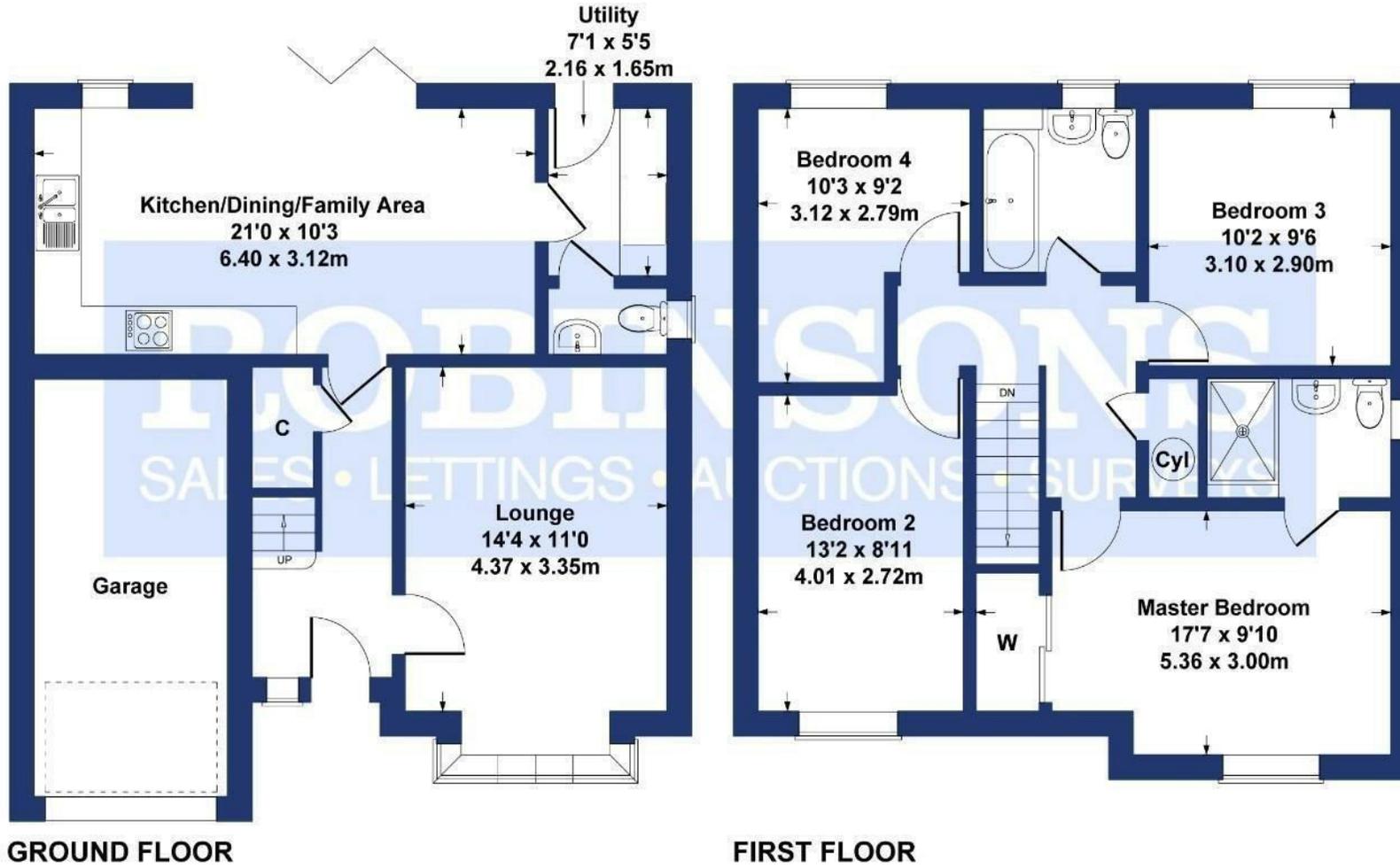


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(82 plus)	A		
(81-81)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
1379 sq ft - 128 sq m



**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. 2019

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







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