



# CARVERS

SALES & LETTINGS

Bradbury Way

Chilton, DL17 0GZ

Offers in the region of £170,000

House - Semi-Detached



A beautifully presented SEMI-DETACHED property well located on this popular development within a short drive of the A167 and A1M. As you enter, you are greeted by an entrance vestibule with ground floor WC together with door opening to a large open plan living, dining, and kitchen area. This contemporary space is equipped with high-end integrated appliances, perfect for those who enjoy cooking and entertaining. The bi-fold doors open up to a lovely South-facing rear garden, allowing for an abundance of natural light and a wonderful outdoor space to relax or host gatherings. The property features three well-proportioned bedrooms, two of which come with built-in wardrobes, providing ample storage solutions. For those with vehicles, the block-paved driveway offers parking to the side of the property. This property is not just a house; it is a home that combines modern living with comfort and style. With its high specification finishes and thoughtful design, it is a must-see for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this stunning property your own.



- Ground floor WC
- Built-in wardrobes to two bedrooms
- South facing enclosed rear garden
- Constructed to a high specification by Avant Homes
- Ideal location for commuter with A167 and A1M within a short drive
- Fabulous open plan living/dining/kitchen with a range of high-end integrated appliances and bi-fold doors to rear garden
- Block paved driveway
- Beautifully presented throughout
- Cul-de-sac
- Viewing advised

### Agents Notes

Tenure:- Freehold  
 Mains gas, (central heating to radiators), electricity & drainage  
 uPVC double glazing throughout  
 Council Tax:- Band B  
 Local Authority:- Durham County Council

### Buyer(s) Identification Checks

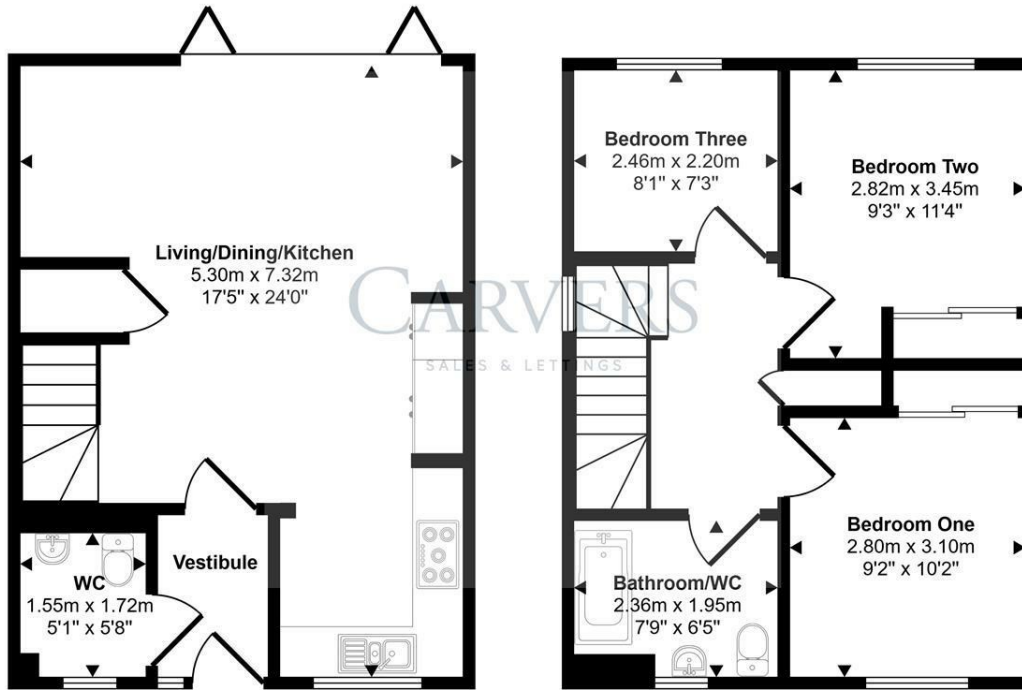
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



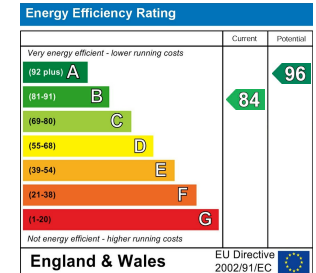
Approx Gross Internal Area  
78 sq m / 843 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft

First Floor  
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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