



**Bramble Close, Chilton Moor, DH4 6TQ**  
**3 Bed - House - Detached**  
**£204,995**

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## Bramble Close

### Chilton Moor, DH4 6TQ

\* CUL DE SAC POSITION \* PRIVATE REAR GARDEN \* EN SUITE TO MAIN BEDROOM \* KITCHEN DINER WITH FRENCH DOORS \* DRIVEWAY AND GARAGE \* IDEAL FOR A VARIETY OF BUYERS \*

Occupying a pleasant cul de sac position within this attractive residential development, this well-presented home offers spacious and practical accommodation which should appeal to a variety of buyers, particularly families, first-time purchasers and professionals.

The floorplan comprises an entrance porch leading into a comfortable lounge, inner hallway and downstairs WC. To the rear of the property is a spacious kitchen diner fitted with a range of units and benefitting from French doors opening onto the rear garden, creating an excellent space for everyday family life and entertaining.

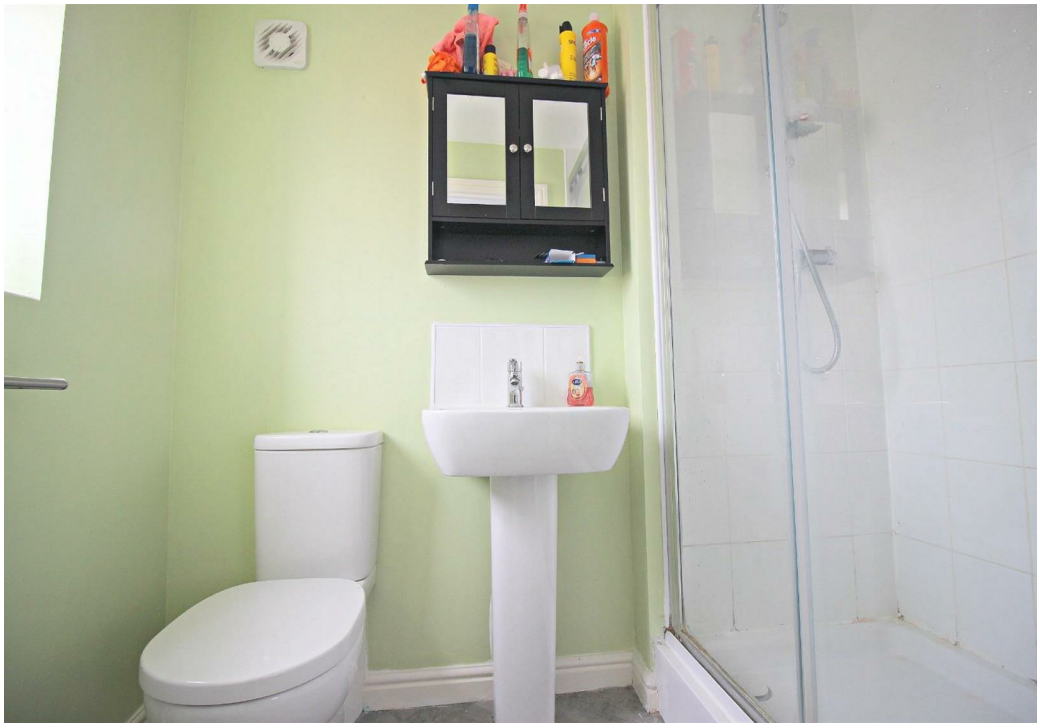
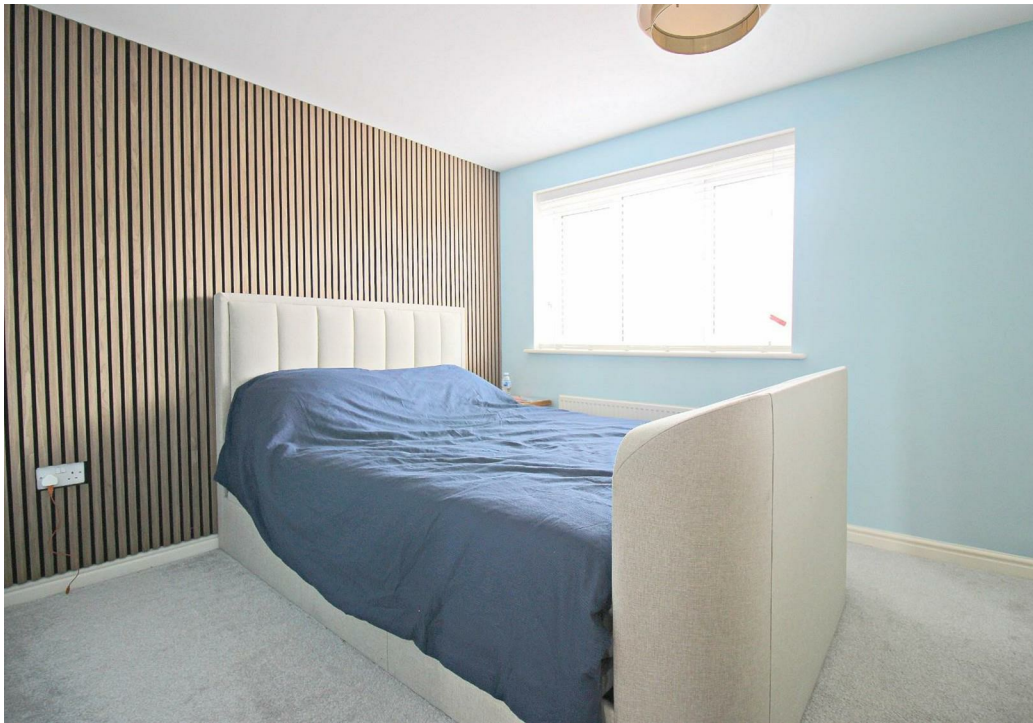
To the first floor there are three good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with a family bathroom fitted with a white suite.

Externally, there is a garden to the front along with a driveway providing off-street parking and access to the garage. To the rear is an enclosed private garden offering a pleasant outdoor space ideal for relaxing, family use or al fresco dining.

Bramble Close forms part of a popular development within Chilton Moor, a sought-after location conveniently positioned between Houghton le Spring and Chester le Street. The location offers a pleasant semi-rural feel whilst remaining close to local amenities, schools and everyday services. Excellent road links via the A1(M), A690 and A19 make commuting to Durham, Sunderland, Newcastle and surrounding areas straightforward, while nearby countryside walks and open green spaces further enhance the appeal of this convenient and well-connected location.









**Porch**

**Lounge**

**W.C**

**Kitchen/Diner**

**FIRST FLOOR**

**Bedroom**

**EnSuite**

**Bedroom**

**Bedroom**

**Bathroom**

**EXTERNAL**

Externally, there is a garden to the front along with a driveway providing off-street parking and access to the garage. To the rear is an enclosed private garden offering a pleasant outdoor space ideal for relaxing, family use or al fresco dining.

**AGENT'S NOTES**

Council Tax: Sunderland, Band C

Tenure: Freehold

EPC B

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

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are 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.

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

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

Accessibility/Adaptations – no

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.

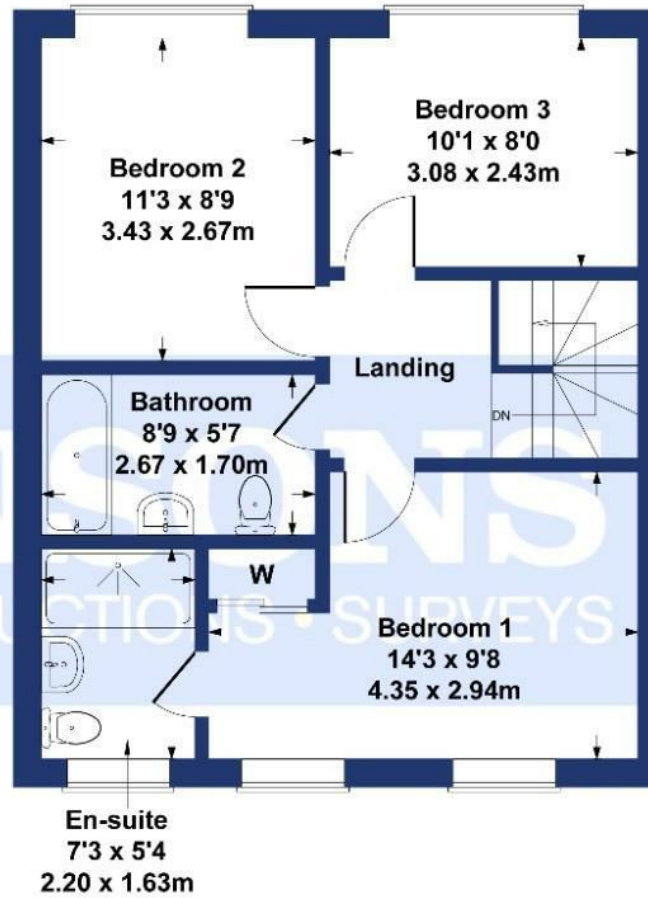
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

# Bramble Close

Approximate Gross Internal Area  
1109 sq ft - 103 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. 2026

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (82 plus) <b>A</b>                          |           | <b>94</b>               |
| (61-81) <b>B</b>                            |           |                         |
| (39-60) <b>C</b>                            | <b>82</b> |                         |
| (15-38) <b>D</b>                            |           |                         |
| (9-14) <b>E</b>                             |           |                         |
| (4-8) <b>F</b>                              |           |                         |
| (1-3) <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.

