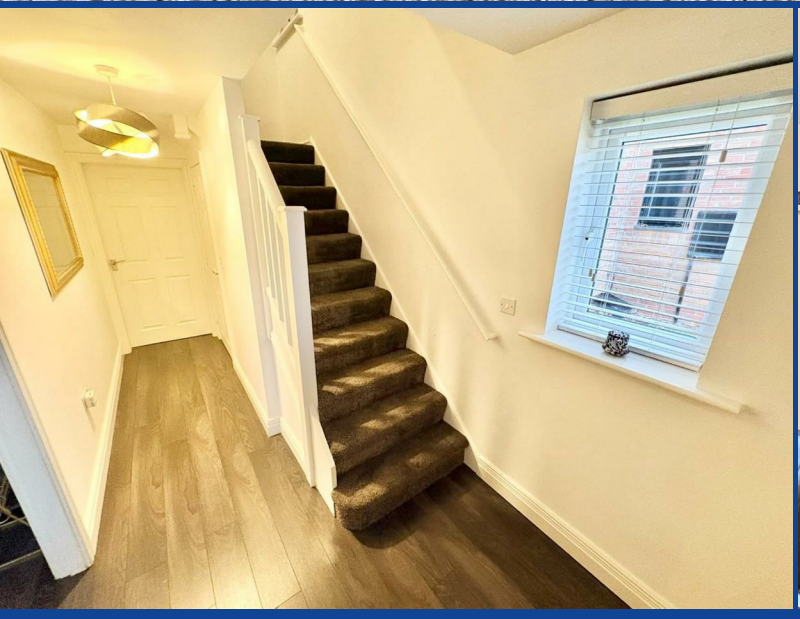






**Henson Close, Chilton, DL17 0BF**
**4 Bed - House - Detached**
**Asking Price £200,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this beautifully presented four-bedroom detached home, constructed to the popular Longford design and pleasantly situated within the desirable Henson Close development in Chilton. Well maintained by the current owners, the property offers spacious, modern family accommodation, together with a detached garage, excellent off-road parking, EV charging point and a generous south-facing rear garden.
The accommodation briefly comprises: welcoming entrance hallway, ground floor W.C., spacious lounge and an impressive kitchen/dining room fitted with a modern range of units and integrated appliances. French doors provide access to the rear garden, whilst a separate utility room offers additional practicality.
To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. One of the bedrooms is currently utilised as a home office, whilst the remaining accommodation is served by a contemporary family bathroom.
Externally, the property enjoys an extensive gravelled frontage providing ample off-road parking for several vehicles, together with a detached garage and EV charging point. To the rear is a particularly generous, fully enclosed south-facing garden, predominantly laid to lawn with a substantial raised decked area, ideal for outdoor dining, entertaining and family enjoyment.
Henson Close offers a pleasant residential setting within Chilton, with local amenities and schooling close by. The property is also ideally positioned for commuters, with convenient access to the A1(M) and road links to Darlington, Durham and surrounding regional centres.
An excellent opportunity to acquire a spacious, beautifully presented family home in a popular residential location. Early viewing is highly recommended.

**Hallway**
UPVC window, radiator, quality flooring, stairs to 1st floor

**w/c**
w/c, wash hand basin, UPVC window, quality flooring, radiator

**Lounge**
Quality flooring, radiator, UPVC window

**Kitchen/diner**
Stunning wall & base units, intergraded oven, hob, extractor fan, space for fridge freezer, space for dining room table, stylish sink with mixer tap & drainer, radiator, space for dining room table, french doors leading to rear, tiled splash backs, quality flooring

**Utility room**
Plumbed for washing machine, space for tumble dryer, tiled splash backs, radiator, quality flooring, side access

**Landing**
UPVC window, radiator, quality flooring, loft access, storage cupboard

**Bedroom one**
UPVC windows with lovely outlook, UPVC window, radiator, quality flooring

**Ensuite**
Shower cubicle, wash hand basin, w/c, chrome towel radiator, tiled splash backs, UPVC window, extractor fan

**Bedroom 2**
UPVC window, radiator, quality flooring

**Bedroom 3**
UPVC window, radiator, quality flooring lovely outlook

**Bedroom 4**
UPVC window, radiator, quality flooring

**Bathroom**
white panelled bath, wash hand basin, w/c, tiled splash backs, UPVC window, extractor fan, radiator

**Externally**
To the front elevation is an easy to maintain garden & driveway which leads to a garage& rear enclosed garden which includes a painted decked area

**Agent notes**
Council Tax: Durham County Council, Band B
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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 – 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 – no
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 – stair access only, no lift
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.

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice











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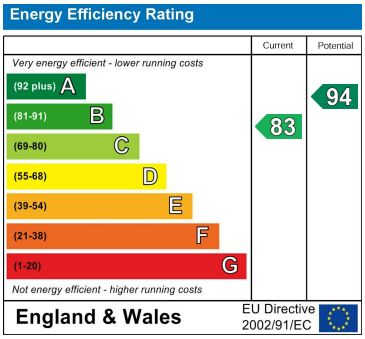
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**T**: 0191 383 9994 (option1) (Lettings)
**E:** info@robinsonsdurham.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.