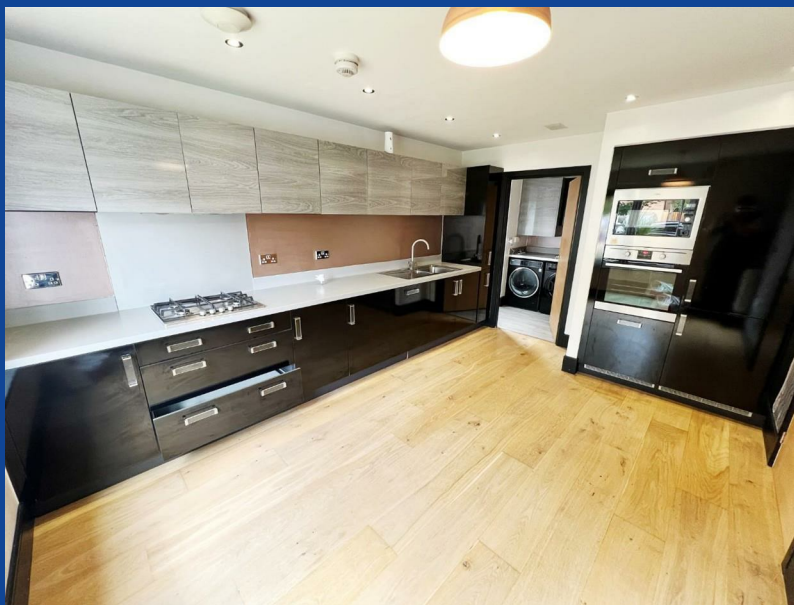




Rushyford Drive, Chilton, DL17 0EQ
4 Bed - House - Detached
£220,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in a the sought-after estate on Rushyford Drive, Chilton, this delightful detached house presents an ideal opportunity for families seeking a spacious and comfortable home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own space. The property boasts a well-appointed reception room, perfect for family gatherings or entertaining guests.

The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The absence of an onward chain simplifies the buying process, allowing for a swift transition into your new home.

Set in a quiet area, this property offers a peaceful retreat while still being conveniently located near local amenities. The surrounding community is friendly and welcoming, making it an excellent choice for families looking to settle down.

Additionally, the generous offer of £1,000 towards legal fees makes this opportunity even more appealing. This charming home is not just a house; it is a perfect family haven waiting to be filled with love and laughter. Do not miss the chance to make this wonderful property your own.

EPC Rating C
Council Tax Band D

Hallway

Quality flooring, radiator, spotlights, stairs to first floor.

W/C

W/C, wash hand basin, radiator, spotlights, tiled splashbacks, quality flooring.

Lounge

17'9 x 13'5 max points (5.41m x 4.09m max points)

Quality flooring, radiator, bi-folding doors to rear garden, spotlights.

Kitchen

14'5 x 12'2 (4.39m x 3.71m)

Modern wall and base units, integrated oven, gas hob, extractor fan, microwave, dishwasher, fridge freezer, stainless steel sink with mixer tap and drainer, uPVC window, radiator, quality flooring, spotlights, space for dining room table.

Utility Room

5'11 x 5'7 (1.80m x 1.70m)

Wall and base units, radiator, side access, plumbing for washing machine and space for dryer, spotlights, extractor fan.

Landing

Radiator, uPVC window, airing cupboard, loft access.

Bedroom One

10'10 x 16'1 max points (3.30m x 4.90m max points)

UPVC window, radiator.

En-Suite

Walk in shower, wash hand basin, W/C, storage cupboard, chrome towel radiator, spotlights, extractor fan, uPVC window.

Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)

Quality flooring, radiator, uPVC window.

Bedroom Three

9'6 x 7'3 (2.90m x 2.21m)

UPVC window, radiator.

Bedroom Four

7'3 x 6'3 (2.21m x 1.91m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, spotlights, chrome towel radiator, spotlights.

Externally

To the front elevation is an easy to maintain garden and double block paved driveway which leads to a garage. While to the rear there is a good sized enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

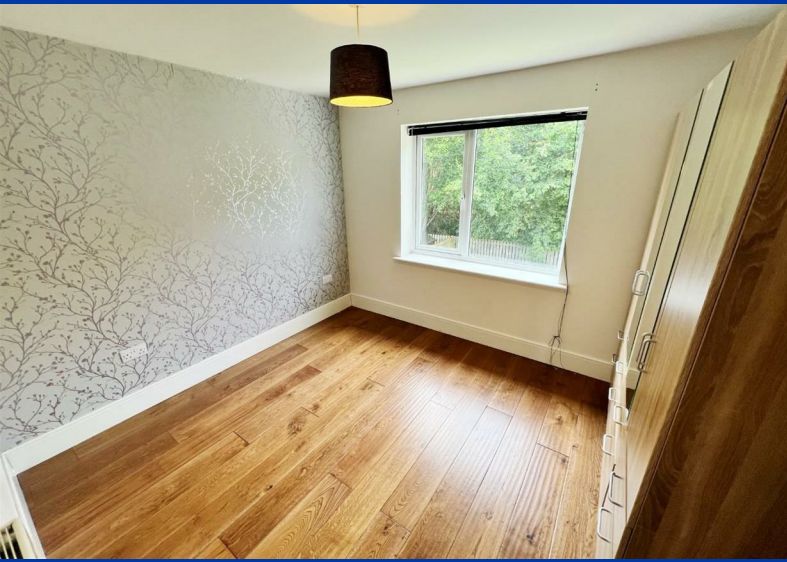
Tenure: Freehold

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

£2,556.77 p.a

Energy Rating: C

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.



OUR SERVICES

Mortgage Advice

Conveyancing

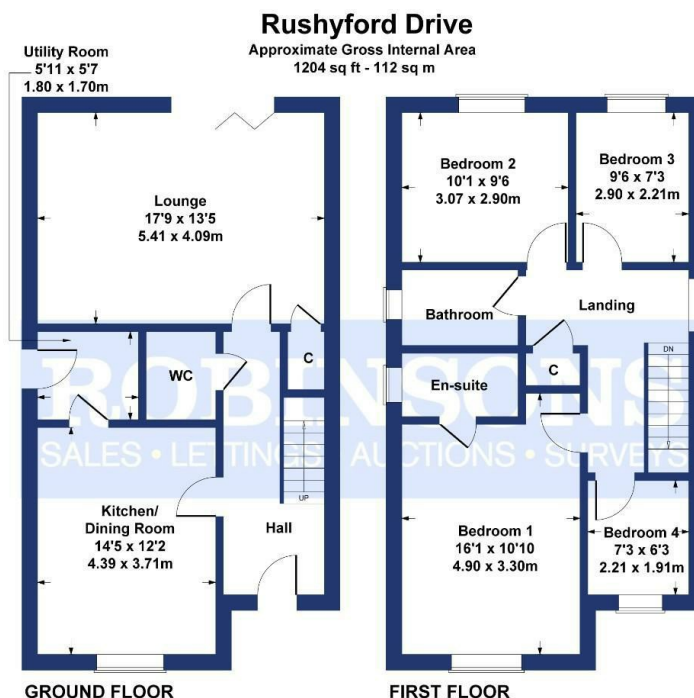
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk