



Nable Hill Close, Chilton, DL17 0GY  
3 Bed - House - End Terrace  
Offers Over £180,000

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Robinsons Estate Agents are delighted to present to the market this stunning three bedroom end terraced family home, a true credit to its current owners for its exceptional presentation, style, and attention to detail. This beautiful property must be viewed internally to be fully appreciated.

Situated in the highly sought after, family friendly location of Nable Hill Close, on the outskirts of Chilton, the home is perfectly positioned for commuters travelling to Durham City, Darlington, Teesside, and beyond. The A1 and A19 are both within easy reach, offering excellent transport links across the region. Built by Avant Homes, the property boasts a high quality specification throughout and remains covered by the NHBC guarantee.

The home features tasteful décor, a high end kitchen, three well proportioned bedrooms including a master with en suite facilities, and a stunning open outlook to the front elevation. Additional benefits include gas central heating, UPVC double glazing, and a double length driveway.

This is an ideal opportunity for buyers seeking a stylish, move in ready home. The accommodation briefly comprises an entrance hall, ground floor WC, a spacious lounge with bi folding doors leading to the rear garden, and an ultra modern kitchen dining room complete with a range of integrated appliances. To the first floor, a bright and airy landing leads to three bedrooms and a beautifully presented family bathroom.

Externally, the property enjoys an easy to maintain front garden and a double driveway, while the rear offers an enclosed garden perfect for families or outdoor entertaining.

Early viewing is strongly recommended to avoid disappointment.

EPC Rating: B  
Council Tax Band: B

#### W/C

Fully tiled, w/c, wash hand basin, chrome towel radiator, Upvc window

#### Lounge

16'4 x 9'9 (4.98m x 2.97m)

tiled flooring, radiator, Bi folding doors to the rear garden.

#### Kitchen / Diner

15'5 x 11'4 max points (4.70m x 3.45m max points )

Well presented wall and base units, integrated oven, hob, extractor fan, fridge/freezer, microwave, dishwasher, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splash backs and flooring, storage cupboard, space for dining room table, radiator, Upvc window with beautiful outlook

#### Landing

Storage cupboard, radiator, Upvc window and loft access via pull down ladder.

#### Bedroom One

13'8 x 9'2 max points (4.17m x 2.79m max points )

Fitted wardrobes, Upvc window, radiator.

#### Ensuite

Fully tiled, walk in shower, wash hand basin, w/c, spot lights, extractor fan, chrome towel radiator.

#### Bedroom Two

9'8 x 8'5 (2.95m x 2.57m )

Upvc window with beautiful outlook, radiator, fitted wardrobe.

#### Bedroom Three

10'5 x 7'6 max points (3.18m x 2.29m max points )

Upvc window, radiator.

#### Bathroom

Panelled bath with shower over, wash hand basin, w/c, Upvc window, extractor fan, tiled splash backs, radiator

#### Externally

To the front elevation is a good sized garden and double length block paved driveway, while to the rear there is a good sized enclosed garden with raised decked area.

#### Agents Notes

Council Tax: Durham County Council, Band

Tenure: Freehold

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 – Electric

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>

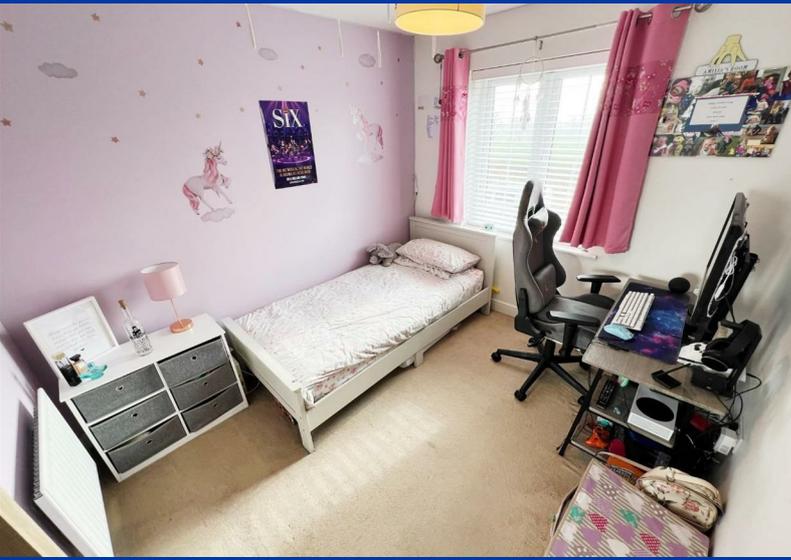
Protected Trees – None known

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.

AML Charge: 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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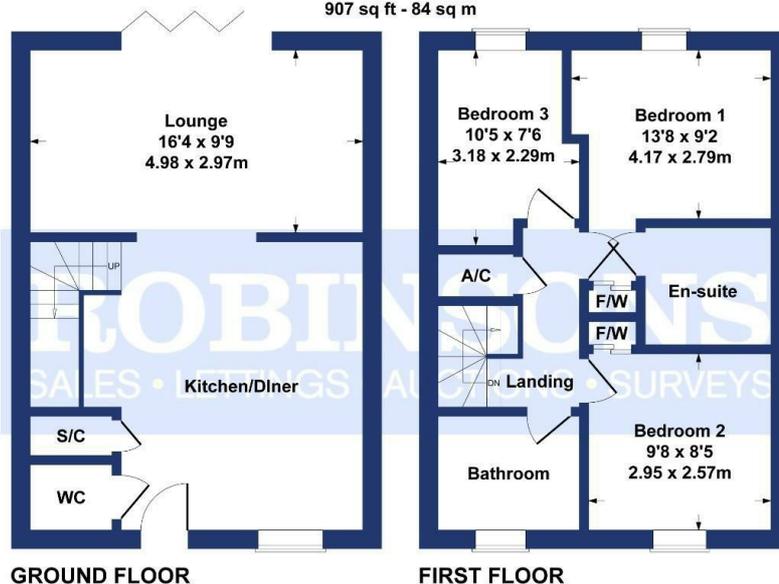
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## Nable Hill Close

Approximate Gross Internal Area  
907 sq ft - 84 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
	95
83	

Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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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.

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