

**Nable Hill Close, Chilton, DL17 0GY**  
**3 Bed - House - Semi-Detached**  
**£185,000**

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It is with pleasure that Robinsons Estate Agents offer to the market this STUNNING THREE BEDROOMED SEMI-DETACHED FAMILY RESIDENCE which is a credit to its current owners for its style and class, which can only be truly appreciated by internal viewing. Located within this popular, family orientated area of Nable Hill Close, which is located on the edge of Chilton and is ideally located for the commuter traveling to nearby Durham city, Darlington and Teesside and the A1 and A19 are within very close proximity, providing excellent transport links to other parts of the region. Built by Avant homes means this property is finished to a superb specification and is still under the NHBC guarantee. This tastefully decorated home also benefits from high end kitchen, stunning family room with feature media wall, three good sized bedrooms with master having the added bonus of En-suite facilities and fitted wardrobes, quality fixtures and fittings throughout, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DOUBLE LENGTH DRIVEWAY.

This is an ideal opportunity for clients seeking that 'move-in ready' home which briefly comprises: ENTRANCE HALLWAY, GROUND FLOOR W/C, spacious LOUNGE with Bi-folding doors leading to the rear garden, STUNNING ULTRA MODERN KITCHEN/DINING ROOM with a range of integrated appliances and wash room. To the first floor is a lovely and light landing which provides access to three bedrooms and stunning family bathroom. Externally to front elevation the property enjoys an easy to maintain garden and double length driveway. While to the rear, there is a enclosed rear garden and patio. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating B  
Council Tax Band B

### Hallway

Storage cupboard, access to the kitchen.

### Kitchen/Diner

16'3 x 15'3 max points (4.95m x 4.65m max points)

Modern white wall and base units with integrated double oven, hob, extractor fan, fridge freezer, dishwasher, under counter lights, space for dining room table, tiled splashbacks, uPVC bay window, stainless steel sink with mixer tap and drainer, stairs to the first floor, radiator, spotlights.

### W/C

W/C, wash hand basin, extractor fan, radiator, spotlights, tiled splashbacks.

### Laundry Cupboard

Plumbed for washing machine, space for dryer.

### Lounge

16'2 x 10'8 max points (4.93m x 3.25m max points)

Tastefully decorated, media wall with inset electric fire,, radiator, bi-folding doors leading to the rear.

### Landing

Radiator, uPVC window, storage cupboard.

### Bedroom One

12'0 x 8'9 (3.66m x 2.67m)

UPVC window, radiator, tastefully decorated, fitted wardrobes.

### En-suite

Double walk in shower cubicle, wash hand basin, w/c, chrome towel radiator, spotlights, extractor fan, tiled splashbacks.

### Bedroom Two

13'5 x 8'9 (4.09m x 2.67m)

UPVC window, tastefully decorated, radiator.

### Bedroom Three

8'9 x 7'0 (2.67m x 2.13m)

UPVC window, radiator.

### Bathroom

Panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, spotlights, extractor fan, uPVC window, chrome towel radiator.

### Externally

To the front elevation, there is a easy to maintain garden and double driveway. While to the rear, there is a good sized enclosed garden with a decked area.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps

Mobile Signal/Coverage: Poor to Average depending on provider

Tenure: Freehold

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

£1,809.93 p.a

Energy Rating: B

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.







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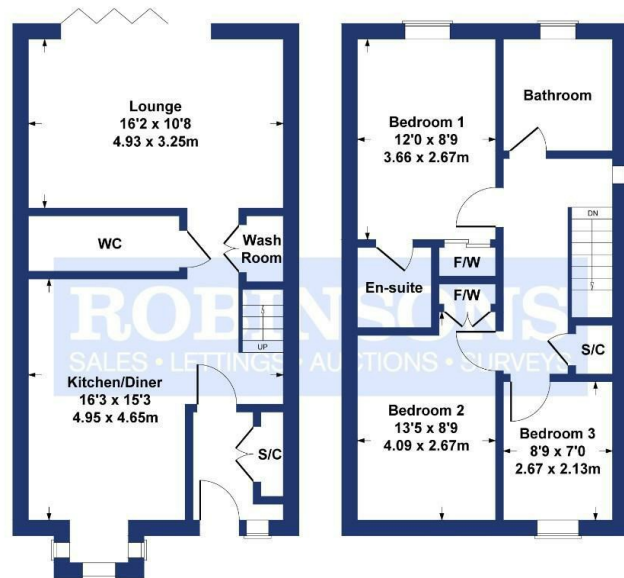
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**Nable Hill Close**  
Approximate Gross Internal Area  
993 sq ft - 92 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)	85	
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-39)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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