





Nable Hill Close, Chilton, DL17 0GY
4 Bed - House - Detached
Offers In Excess Of £299,995

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Robinsons Estate Agents are thrilled to present this exceptional four-bedroom detached family home, beautifully positioned within the sought-after, family-friendly development of Nable Hill Close, Chilton. Situated on the outskirts of Chilton, the property offers superb access for commuters travelling to Durham City, Darlington, Teesside, and beyond, with both the A1 and A19 close by for excellent regional transport links. Built by Avant Homes, this residence boasts a high-quality specification throughout. Tastefully decorated and thoughtfully designed, the home further benefits from gas central heating and double glazing.

Perfect for buyers seeking a truly move-in ready property, the accommodation briefly comprises: a welcoming entrance hallway, ground-floor W/C, spacious lounge, and a stunning ultra-modern kitchen/dining room complete with integrated appliances and impressive bi-fold doors opening onto the rear garden. To the first floor are four generously sized bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish en-suite. A contemporary family bathroom completes the upper level. Externally, the property offers a driveway, garage, and an easy-to-maintain front garden overlooking a pleasant, well-kept green belt. The good-sized rear garden provides an ideal space for relaxation or family activities. Early viewing is strongly recommended, as homes of this calibre, size, and specification rarely come to the market
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EPC Rating: B
Council Tax Band: D

Hallway
Tiled flooring, access to garage, storage cupboard with plumbing for washing machine, radiator, stairs to first floor.

W/C
W/C, wash hand basin, tiled surround, radiator, extractor fan, spotlights, Tiled flooring.

Lounge
14'2 x 11'3 (4.32m x 3.43m)
UPVC bay window, radiator, quality flooring, uPVC windows, storage cupboard.

Kitchen
18'9 x 16'9 max points (5.72m x 5.11m max points)
Modern and stylish wall and base units, integrated double oven, four ring gas hob, fridge freezer, plate warmer, dishwasher, stainless steel sink with mixer tap and drainer, stylish worktops with matching splashbacks, Bi-folding doors leading to the rear garden, radiator, spotlights, tiled flooring.

Landing
UPVC window, radiator, airing cupboard, loft access.

Bedroom 1
13'4 x 11'8 (4.06m x 3.56m)
UPVC window, radiator, fitted wardrobes, quality flooring, spotlights.

En-suite
8'6 x 4'5 (2.59m x 1.35m)
Walk in shower cubicle, chrome towel radiator, W/C, wash hand basin, Amico flooring, uPVC window, storage cupboard, spotlights, extractor fan.

Bedroom 2
9'8 x 9'8 (2.95m x 2.95m)
UPVC window, radiator, tastefully decorated.

Bedroom 3
11'6 x 9'8 (3.51m x 2.95m)
UPVC window, radiator.

Bedroom 4
9'8 x 8'4 (2.95m x 2.54m)
UPVC window, lovely outlook, radiator.

Bathroom
11'5 x 7'2 (3.48m x 2.18m)
Panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, Amico flooring, uPVC window, spotlights.

Externally
To the front elevation is a good sized driveway, which leads to a single garage and easy to maintain garden which over looks a stunning green area. While to the rear, is a pleasant patio and lovely garden, which currently under going some works, see photo on how it is likely to look once complete.

Garage
19'6 x 9'6 (5.94m x 2.90m)
Power, lighting, access to rear garden.

Agents Notes
Council Tax: Durham County Council, Band D
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 – 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.

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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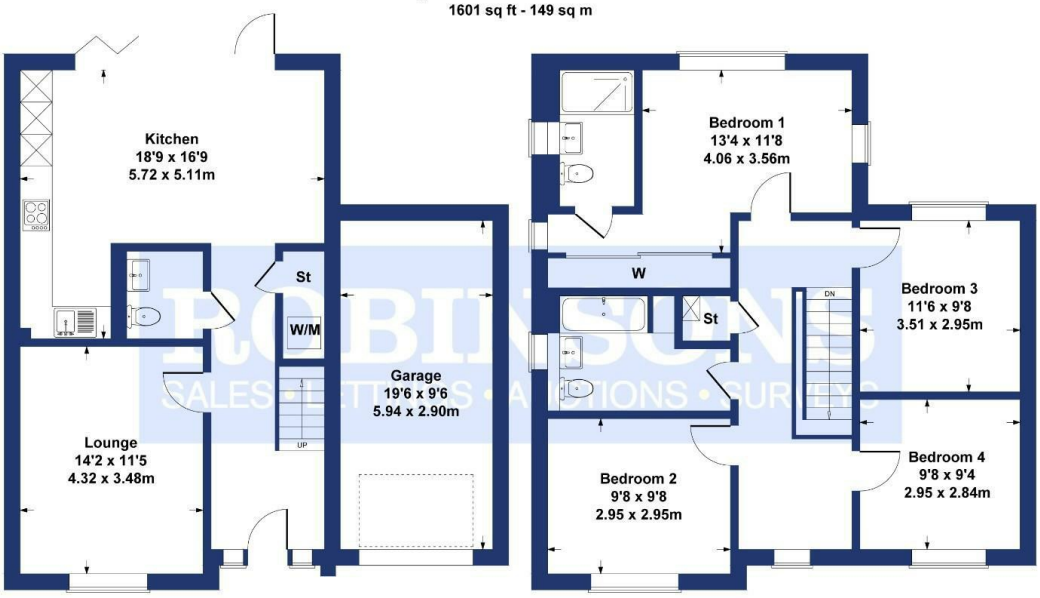
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Nable Hill Close

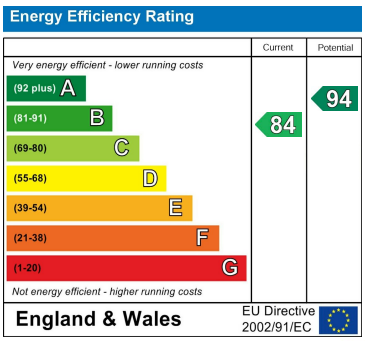
Approximate Gross Internal Area
1601 sq ft - 149 sq m



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. 2022



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@robinsonscls.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

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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