



Rawlinson Close, Chilton, DL17 0BE  
3 Bed - House - Detached  
Asking Price £199,950

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Robinsons are delighted to bring to the market this superbly presented and impressively extended three-bedroom detached home, built by Gleeson Homes to a high specification. This fantastic property would make an ideal purchase for a first-time buyer or a growing family, and is conveniently located for commuters travelling to Durham City, Darlington and Teesside. It also benefits from close proximity to local schools, amenities and transport links.

The property boasts a range of attractive features, including a stylish modern kitchen and bathrooms, a generous rear garden, and a garage conversion creating additional versatile living space, currently used as a playroom and dining room. Further benefits include UPVC double glazing and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: entrance hall, spacious lounge, and a superb kitchen/breakfast room, along with a dining room and playroom completing the ground floor. To the first floor are three well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room, alongside a family bathroom. Externally, the property offers a well-presented, spacious driveway to the front, while to the rear there is an enclosed, low-maintenance garden.

EPC Rating: TBC  
Council Tax Band: TBC

#### Hallway

Radiator, Upvc window, stairs to first floor, quality flooring.

#### Lounge

15'2 x 9'8 (4.62m x 2.95m )

Media Wall with built in electric fire, quality flooring, Upvc window, radiator.

#### Kitchen / Diner

21'0 x 16'0 max point (6.40m x 4.88m max point )

Stunning wall and base units, integrated oven, hob extractor fan, microwave/ Oven, wine cooler, washing machine, central island with breakfast bar, feature radiator, radiator, spot lights quality floor, Velux window, Upvc window, sliding doors leading to the rear.

#### Playroom

8'3 x 8'2 (2.51m x 2.49m )

Quality flooring, Upvc window, feature radiator.

#### Landing

Radiator, loft access via pull down ladder.

#### Bedroom One

13'6 x 9'2 (4.11m x 2.79m )

Upvc Window, radiator.

#### Ensuite

shower cubicle, wash hand basin, w/c, Upvc window, feature radiator, spot lights, extractor fan.

#### Bedroom Two

13'4 x 11'3 max points (4.06m x 3.43m max points )

Upvc window, feature radiator

#### Bedroom Three

11'7 x 6'7 (3.53m x 2.01m )

Upvc window, feature radiator.

#### Bathroom

White panelled bath, wash hand basin, W/C, Upvc window, tiled splash backs with built in Tv, spot lights, extractor fan.

#### Externally

To the front elevation is a large block paved driveway, while to the rear there is a beautiful and easy to maintain garden and decked area.

#### AGENTS NOTES

ouncil Tax: Durham County Council, Band B

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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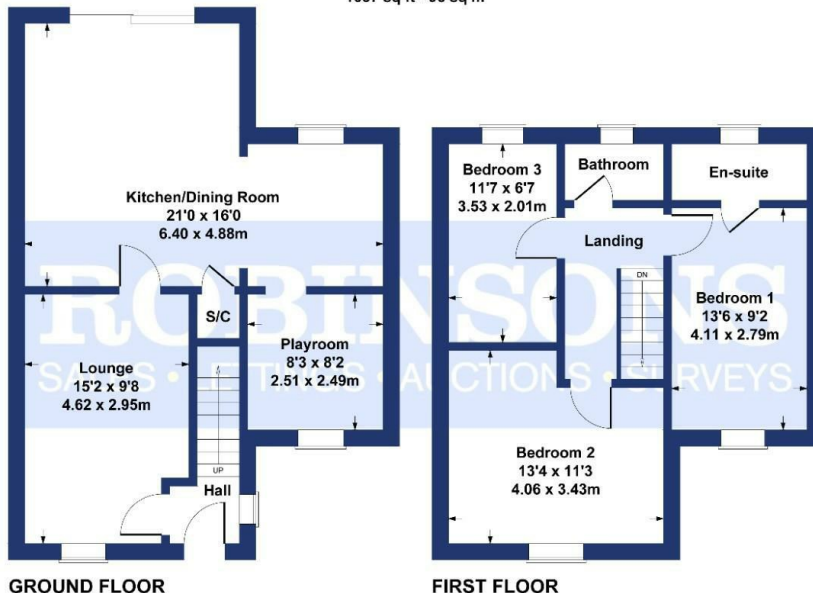
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rawlinson Close, Chilton

Approximate Gross Internal Area  
1037 sq ft - 96 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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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.

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



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