





Alder Drive, Chilton, DL17 0FA

3 Bed - House - Detached

£235,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

NO ONWARD CHAIN | MODERN THREE-BEDROOM DETACHED HOME

Robinsons are delighted to offer to the market this superb three-bedroom detached family home, pleasantly positioned on a corner plot within the popular The Coppice development on the outskirts of Chilton. Built by the well-respected Dere Street Homes, the property enjoys an attractive open outlook towards the balancing pond and benefits from the remainder of its NHBC warranty.

The well-presented accommodation briefly comprises an entrance hallway, ground floor WC, useful understairs storage, spacious lounge and a stylish kitchen/diner fitted with modern units, integrated appliances and French doors leading to the rear garden.

To the first floor are three good-sized double bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite facilities. A modern family bathroom completes the accommodation.

Externally, the property boasts a lawned front garden and an enclosed rear garden with lawn, patio and established planting, ideal for outdoor entertaining. There is also a detached single garage, double-width driveway and EV charging point.

The Coppice is conveniently located close to Chilton's local amenities and offers excellent transport links via the A167 and A688, with easy access to the A1(M) at Bradbury.

Offered with no onward chain, this fantastic home would suit first-time buyers, families and commuters alike. Early viewing is highly recommended.

Please note a communal maintenance charge of approximately £100 per annum is anticipated once the development is complete, although no payments have yet been made.

Hallway
Quality flooring, radiator, stairs to 1st floor, storage cupboard

w/c
w/c, wash hand basin, tiled splash backs, UPVC windows, radiator, extractor fan

Lounge
13'1 x 12'10 (3.99m x 3.91m)
UPVC bay window, radiator

Kitchen/diner
22'8 x 7'7 (6.91m x 2.31m)
Stunning wall & base units, integrated oven, hob, extractor fan, washer/dryer, fridge freezer, dishwasher, quality worktops with stylish sink with mixer tap & drainer, space for dining room table, radiator, UPVC windows, French doors leading to rear , quality flooring, spotlights

Landing
UPVC window, radiator, loft access, storage cupboard

Bedroom 1
12'2 x 10'2 (3.71m x 3.10m)
Fitted wardrobes, radiator, UPVC window, lovely outlook

Ensuite
Shower cubicle, wash hand basin, w/c, radiator, UPVC window, extractor fan

Bedroom 2
10'6 x 7'10 (3.20m x 2.39m)
UPVC window, radiator

Bedroom 3
8'6 x 8'6 (2.59m x 2.59m)
UPVC window, radiator

Bathroom
6'7 x 5'7 (2.01m x 1.70m)
White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, UPVC window, radiator, extractor fan, spot lights

Externally
To the front elevation is an easy to maintain garden, while to the rear there is a good sized enclosed garden which gives access to a double driveway & detached garage with an electrical charging point

Agent notes
Council Tax: Durham County Council, Band C
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
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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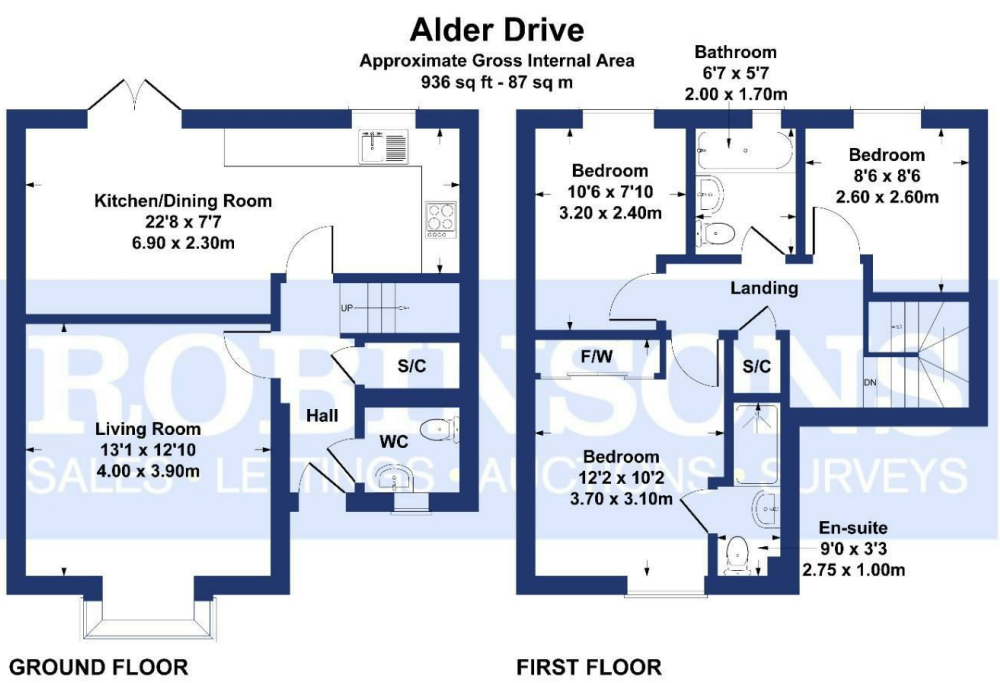
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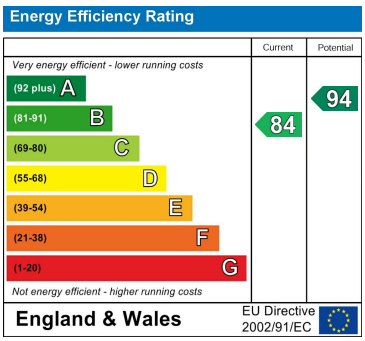
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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RICS

ARLA Association of Residential Letting Agents

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