

Nable Hill Close, Chilton, DL17 0GY
3 Bed - House - Semi-Detached
Reduced £179,950

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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 living room with bi-folding doors over looking the rear garden, three good sized bedrooms with master having the added bonus of en-suite facilities, 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, 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. 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, decked area and patio. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band B

Lounge
17'5 x 10'0 (5.31m x 3.05m)

Radiator, stylish flooring, bi-folding doors leading to rear.

Kitchen/Diner
17'4 x 12'2 max points (5.28m x 3.71m max points)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, microwave, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiators, space for dining room table, stairs to first floor, storage cupboard.

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

Landing
Loft access, airing cupboard.

Bedroom One
14'3 x 10'0 max points (4.34m x 3.05m max points)
UPVC window, radiator.

En-suite
Walk in shower cubicle, wash hand basin, W/C, tiled flooring and splashbacks, chrome towel radiator, extractor fan.

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

Bedroom Three
10'8 x 7'2 max points (3.25m x 2.18m max points)
UPVC window, radiator.

Bathroom
Panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator, extractor fan.

Externally
To the front elevation is an easy to maintain garden and double length driveway. To the rear is a lovely enclosed garden which has the bonus of a lovely decked area and patio.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1800Mbps *
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,893.60 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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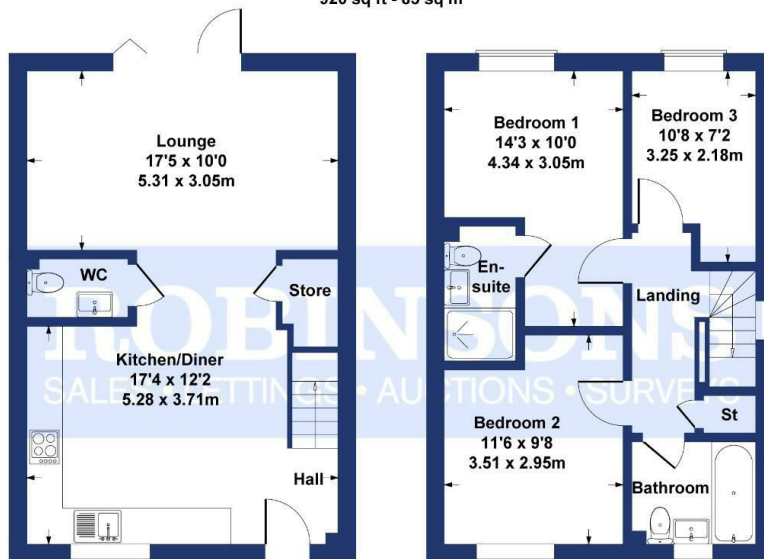
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Nable Hill Close
Approximate Gross Internal Area
920 sq ft - 85 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. 2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	96		

Energy Efficiency Rating: 84 (Current), 96 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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