



**Mason Gardens, Chilton, DL17 0DY**  
**3 Bed - House - Detached**  
**£229,950**

**ROBINSONS**  
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Robinsons are delighted to offer for sale this beautifully upgraded three-bedroom detached home, ideally positioned within the highly sought-after Mason Gardens development in Chilton. Constructed by the well-regarded Avant Homes and still benefiting from the remainder of its NHBC warranty, the property effortlessly combines modern, high-quality specifications with practical family living.

Situated within this popular and family-oriented residential area on the edge of Chilton, the property is perfectly located for commuters, with excellent access to Durham City, Darlington and Teesside. The A1 and A19 are also within close proximity, providing superb transport links across the region.

The home has been thoughtfully enhanced, most notably with a professional garage conversion offering flexible additional living space, ideal for a home office, playroom or snug. The heart of the home is the impressive, high-specification kitchen, complemented by stylish contemporary bathrooms throughout. Further accommodation includes a spacious lounge/diner and three well-proportioned bedrooms with master having the added bonus of a well presented en-suite.

Given the quality, location and upgrades on offer, early viewing is highly recommended to avoid disappointment.

EPC Rating B  
Council Tax Band C

#### Hallway

Radiator, tiled flooring, storage cupboard, stairs to first floor.

#### W/C

W/C, wash hand basin, radiator, fully tiled, uPVC window.

#### Lounge/Diner

30'3 x 10'11 (9.22m x 3.33m )

Tiled flooring, radiator, bi-folding doors to rear garden.

#### Kitchen

13'9 x 11'1 (4.19m x 3.38m )

Modern wall and base units, integrated oven, hob, extractor fan, washing machine, dishwasher, fridge freezer, breakfast bar, radiator, stainless steel sink with mixer tap and drainer, french doors leading to rear, veux windows, spotlights.

#### Family Room

13'6 x 11'1 (4.11m x 3.38m)

Storage cupboard, radiator, uPVC window with shutter blinds, spotlights.

#### Landing

Loft access, storage cupboard, radiator.

#### Bedroom One

16'1 x x 10'11 (4.90m x x 3.33m )

Quality flooring, radiator, uPVC window with shutter blind.

#### En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, fully tiled, spotlights, extractor fan.

#### Bedroom Two

11'1 x 8'11 (3.38m x 2.72m)

Radiator, quality flooring, uPVC window with shutter blinds.

#### Bedroom Three

10'11 x 5'10 (3.33m x 1.78m)

Fitted wardrobes, radiator, quality flooring, uPVC window with beautiful outlook and shutter blinds.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, spotlights, extractor fan, uPVC window.

#### Externally

To the front elevation is an easy to maintain garden and block paved driveway. While to the rear, there is a large enclosed garden and patio.

#### 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 – Electric

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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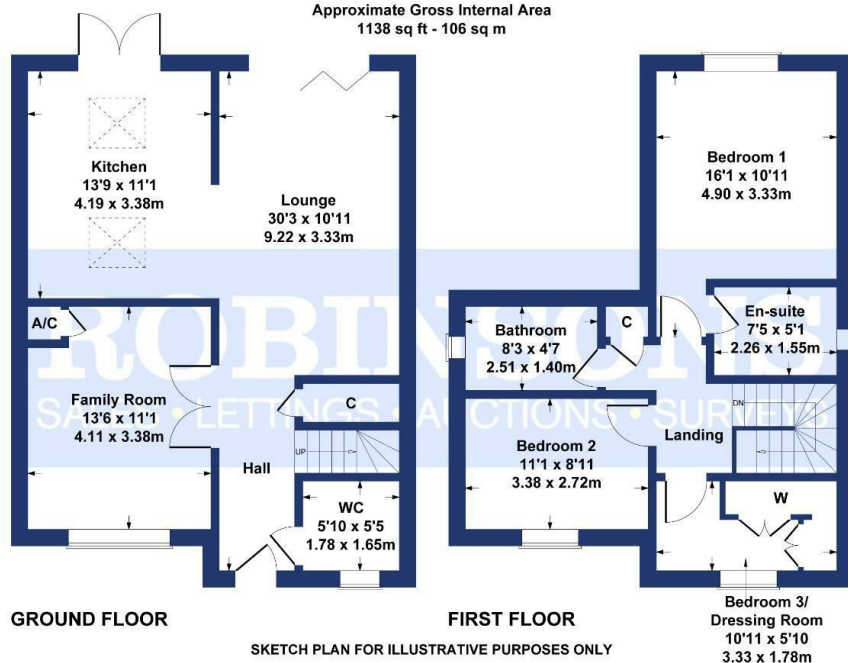
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## Mason Gardens

Approximate Gross Internal Area  
1138 sq ft - 106 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. 2026

Energy Efficiency Rating	
Current	Potential
81	92

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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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.

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