



Rushyford Drive, Chilton, DL17 0EQ  
4 Bed - House - Semi-Detached  
Asking Price £210,000

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## Rushyford Drive Chilton, DL17 0EQ

Nestled in the desirable area of Rushyford Drive, Chilton, Ferryhill, this exquisite semi-detached house is a true gem for families seeking both style and comfort. Boasting four generously sized bedrooms, this property is a testament to the current owners' impeccable taste and attention to detail.

Upon entering, you are welcomed into a spacious lounge that overlooks a beautifully landscaped garden, providing a serene backdrop for relaxation and family gatherings. The stunning kitchen is equipped with integrated appliances, making it a delight for any home cook. Additionally, a practical utility room and a convenient ground floor W/C enhance the functionality of this lovely home.

The first floor features four well-proportioned bedrooms, with the master bedroom benefiting from a beautifully appointed ensuite, adding a touch of luxury to your daily routine.

This property is situated within a popular development, offering excellent transport links to nearby Durham, Darlington, and the A1 motorway, making commuting a breeze. Local schools, shops, and amenities are also within easy reach, ensuring that all your daily needs are met.

With its perfect blend of space, style, and convenience, early viewing of this remarkable family home is highly recommended to avoid disappointment. Don't miss the opportunity to make this stunning property your own.

EPC Rating C  
Council Tax Band























#### Hallway

LTV Flooring, radiator storage cupboard, stairs to the first floor.

#### W/C

W/C, wash hand basin, LTV flooring, radiator, spot lights, extractor fan, tiled splash backs.

#### Lounge

18'4 x 12'9 (5.59m x 3.89m )

LTV Flooring, radiator, bi- folding doors leading to the rear, storage cupboard

#### Kitchen / Diner

14'5 x 10'8 (4.39m x 3.25m )

Morden wall and base units, integrated fridge / freezer, oven, hob, extractor fan, microwave, dishwasher, stainless steel with mixer tap and drainer, Upvc Window, radiator, space for dining room table, spot lights, LTV flooring.

#### Utility room

6'0 x 5'6 (1.83m x 1.68m)

Plumbed for washing machine, radiator, stainless sink with mixer tap and drainer, Upvc window, LTV flooring, spot lights, side access.

#### Landing

Loft Access, radiator, airing cupboard.

#### Bedroom One

16'2 x 10'9 (4.93m x 3.28m )

fitted wardrobes, radiator, Upvc window.

#### Ensuite

Double walk in shower, wash hand basin, W/C, tiled splash backs, Upvc window, extractor fan, spot lights, chrome towel radiator.

#### Bedroom Two

11'0 x 9'4 (3.35m x 2.84m )

Upvc window, quality flooring, radiator

#### Bedroom Three

9'4 x 7'1 (2.84m x 2.16m)

Upvc window, quality flooring, radiator

#### Bedroom Four

9'6 x 7'3 (2.90m x 2.21m)

Upvc window, quality flooring, radiator

#### Bathroom

7'1 x 5'5 (2.16m x 1.65m)

Panelled bath with shower over, wash hand basin, W/C, tiled splash backs, Upvc window, extractor fan, spot lights, chrome towel, radiator.

#### Externally

To the front elevation is a easy to maintain garden, block paved driveway and garage with EV charging point, while to the rear there is a beautiful landscaped garden, which includes a stunning patio and decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 34Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2272.69 p.a

Energy Rating: C

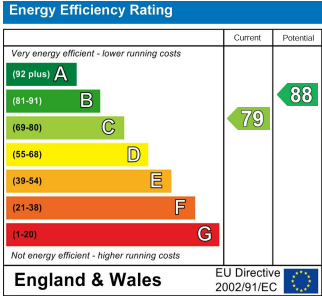


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.









For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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