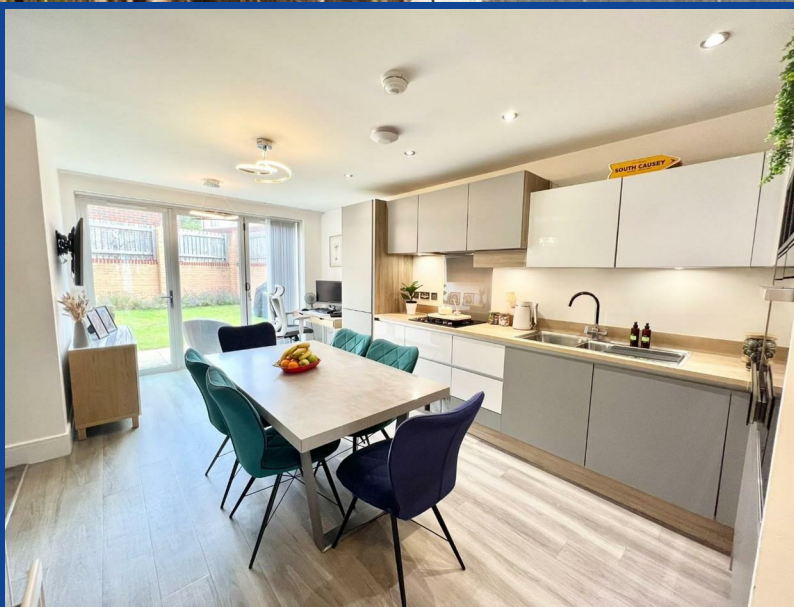




Bradbury Way, Chilton, DL17 0GZ
3 Bed - House - Detached
£229,950

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Robinsons are delighted to bring to the market this exceptional three-bedroom detached family home, superbly situated within the highly desirable Bradbury Way development in Chilton. Built by the award-winning Avant Homes and benefiting from the remainder of its NHBC warranty, this beautifully presented property offers stylish, contemporary living with a range of quality upgrades throughout.

Located within a popular and family-friendly residential development on the outskirts of Chilton, the property is ideally placed for commuters, offering excellent access to Durham City, Darlington and Teesside, while the nearby A1(M) and A19 provide convenient transport links across the region.

The well-appointed accommodation briefly comprises an inviting entrance hallway, ground floor WC, a spacious and comfortable lounge, and an impressive open-plan kitchen/dining area featuring bi-folding doors that open seamlessly onto the rear garden, creating the perfect space for both everyday family life and entertaining. To the first floor are three generously sized bedrooms, including a superb principal bedroom with fitted wardrobes and a stylish en-suite shower room. A modern family bathroom completes the accommodation. Externally, the property enjoys a low-maintenance front garden and a substantial block-paved driveway providing ample off-road parking and access to the garage. To the rear is a good-sized, fully enclosed garden, ideal for families and outdoor enjoyment.

With its sought-after location, high-quality finish and excellent range of upgrades, this outstanding home is sure to attract significant interest. Early viewing is strongly recommended to avoid disappointment.

EPC Rating: B
Council Tax Band: C

Hallway

Radiator, access to garage, large storage cupboard with plumbing for washing machine

Lounge

15'4 x 9'7 (4.67m x 2.92m)
UPVC window, radiator

Kitchen/Diner

18'4 x 10'1 (5.59m x 3.07m)
Stunning wall & base units, integrated double oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap & drainer, spot lights, quality flooring, space for dining room table, bi-folding doors to rear, radiator

w/c

w/c, wash hand basin, radiator, extractor fan, UPVC window, extractor fan, spot lights

Landing

UPVC window, radiator, loft access, storage cupboard

Bedroom one

10'7 x 9'7 + robes (3.23m x 2.92m + robes)
Fitted wardrobes, radiator, UPVC windows

Ensuite

Large walk in shower, wash hand basin, w/c, UPVC window, tiled splash backs & flooring, extractor fan, storage cupboard

Bedroom two

11'1 x 10'9 (3.38m x 3.28m)
Two UPVC windows, radiator

Bedroom three

10'1 x 6'4 (3.07m x 1.93m)
UPVC windows, radiator

Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs & flooring, spot lights, chrome towel radiator

Externally

To the front elevation is an easy to maintain garden, block paved driveway which leads to a garage. While to the rear there is a good sized garden and patio.

Garage

19'8 x 10'5 (5.99m x 3.18m)
Power & lighting

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 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>

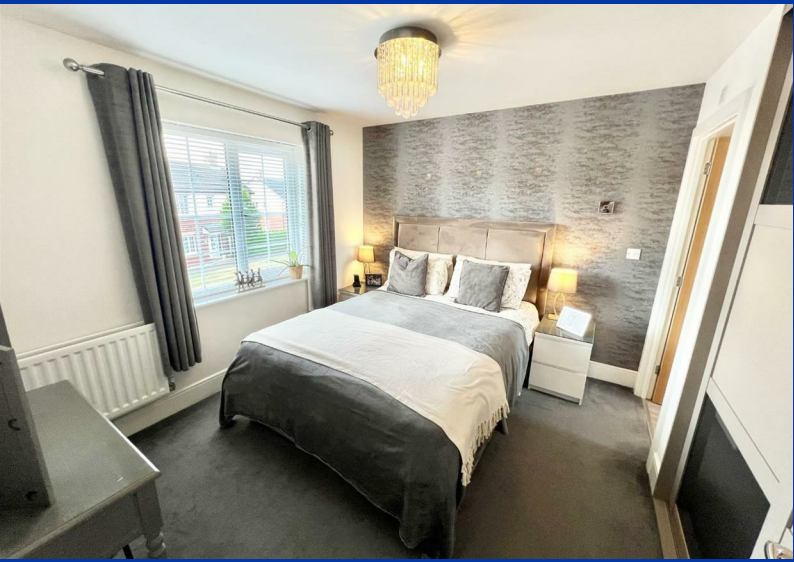
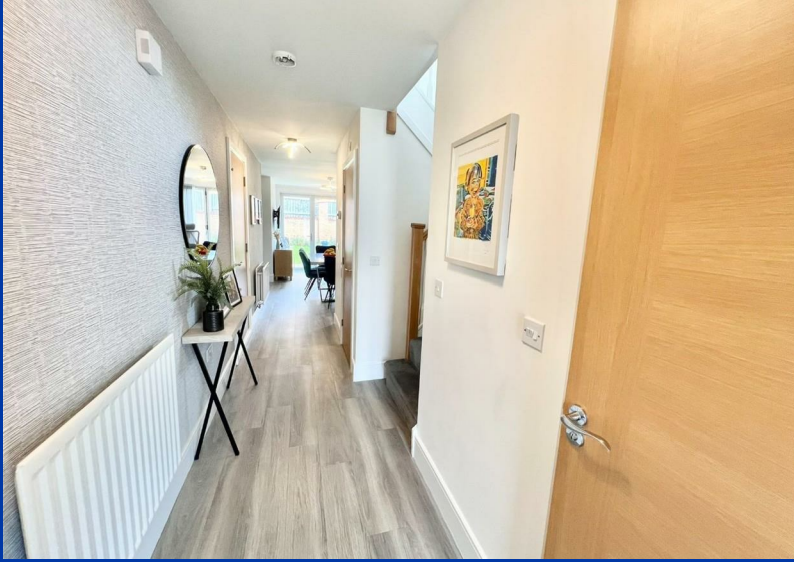
Protected Trees – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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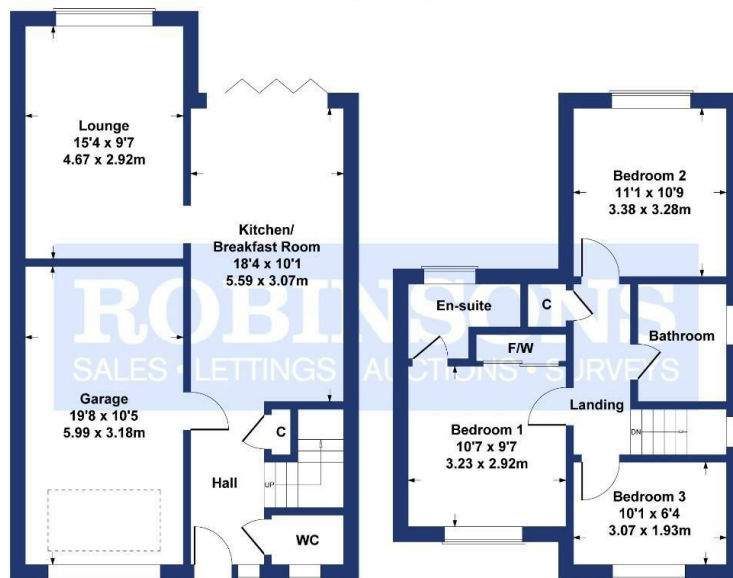
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bradbury Way Chilton, Ferryhill, DL17 0GZ

Approximate Gross Internal Area
1166 sq ft - 108 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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