



Bradbury Way, Chilton, DL17 0GZ
4 Bed - House - Detached
Offers Over £233,500

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Robinsons are delighted to offer to the market, this SUPERB four bedroom detached house, located on the sought after development on the outskirts of Chilton. Built by Avant Homes, this is a popular Ashbury design, four bedroom detached house with integral garage and front and rear gardens. In good decorative order throughout, the property offers excellent family sized accommodation with the benefit of gas fired central heating and UPVC DOUBLE GLAZING. A particular feature of the property is the large open plan kitchen/dining room with french doors leading to the rear garden. Chilton is located just off the A167, close to the Rushyford roundabout with an EXCELLENT network of roads providing EASY ACCESS to Darlington, Bishop Auckland, Durham, Newcastle and Teeside. Within Chilton itself there are local shops, regular bus services and A primary school. An internal inspection is HIGHLY RECOMMENDED to appreciate the property fully, and the accommodation in detail comprises:

This well appointed accommodation briefly comprises: Entrance Hall , ground-floor, cloakroom/W/C, lounge, fitted kitchen/dining room , four bedrooms, master bedroom with en-suite shower room, W/C and family bathroom W/C. Externally, there is a double block paved drive, providing off street parking facilities, a larger than average integral garage, open plan front garden, and enclosed rear garden with enclosed patio area.

EPC Rating B
Council Tax Band D

Hallway
9'11 x 4'4 (3.02m x 1.32m)
Radiator, stairs to first floor.

W/C
5'6 x 5'3 (1.68m x 1.60m)
W/C, wash hand basin, uPVC window, extractor fan, spot lights, radiator.

Lounge
14'1 x 10'3 (4.29m x 3.12m)
UPVC window, radiator, stylishly decorated.

Kitchen/Diner
23'6 x 10'1 (7.16m x 3.07m)
Modern wall and base units, integrated hob, extractor fan, double oven, dishwasher, radiator, space for dining room table, stainless steel sink with mixer tap and drainer, large storage cupboard which has plumbing for washing machine, spot lights, bi-folding doors leading to rear garden.

Landing
16'4 x 4'5 (4.98m x 1.35m)
Radiator, large airing cupboard .

Bedroom One

14'4 x 10'4 (4.37m x 3.15m)
Fitted wardrobes, radiator, uPVC window.

En-suite

6'8 x 7'5 (2.03m x 2.26m)
Walk in shower cubicle, wash hand basin, W/C, extractor fan, uPVC window, chrome towel radiator.

Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)
UPVC window, radiator.

Bedroom Three

9'5 x 10'4 (2.87m x 3.15m)
UPVC window, radiator.

Bedroom Four

6'3 x 9'11 (1.91m x 3.02m)
UPVC window, radiator.

Bathroom

7'2 x 5'7 (2.18m x 1.70m)
White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, spot lights, uPVC window, chrome towel radiator.

Externally

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

Garage

19'6 x 10'3 (5.94m x 3.12m)
Power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2,556.77 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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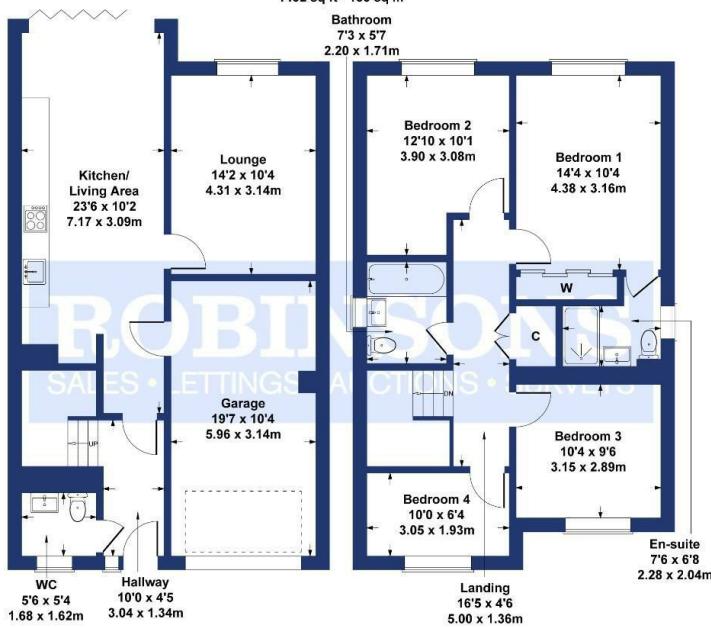
Strategic Marketing Plan

Dedicated Property Manager

Bradbury Way

Approximate Gross Internal Area

1432 sq ft - 133 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(88-81) B	84	
(80-69) C		
(69-54) D		
(54-34) E		
(34-09) F		
(09-00) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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@robinsonscsls.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@wynyardfineandcountry.co.uk

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