

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

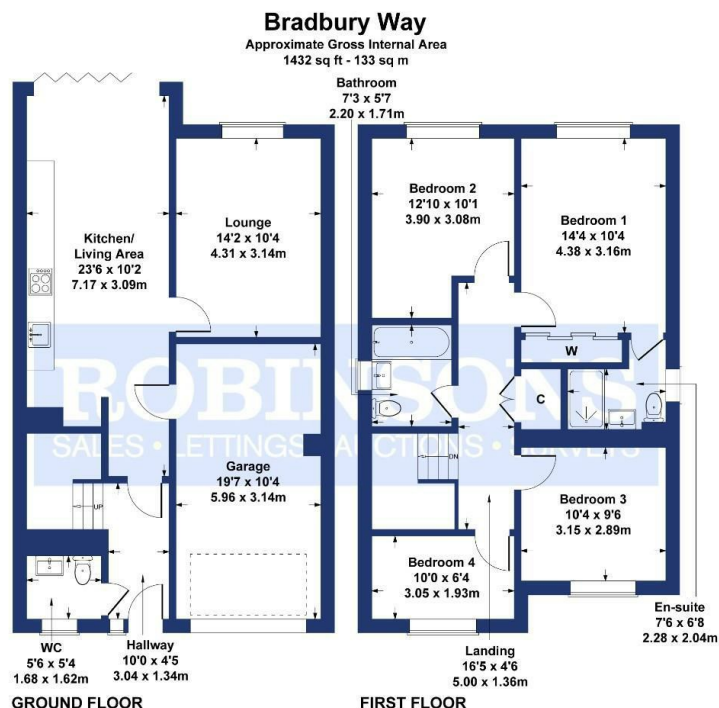
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

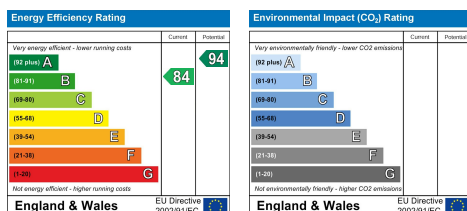
Dedicated Property Manager



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



## 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@robinsonscs.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

## SEDFIELD

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

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk