



Low Avenue, Chilton

County Durham, DL17 0DZ

Offers In Excess Of



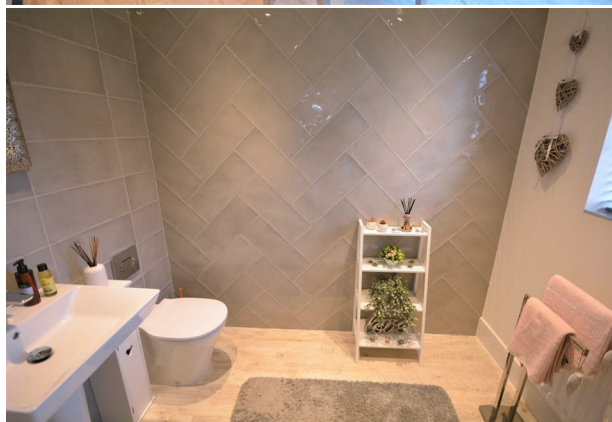
HUNTERS[®]
HERE TO GET *you* THERE

Low Avenue, Chilton

DESCRIPTION

Beautifully finished four-bedroomed, detached family home pleasantly positioned on Low Avenue, within the desirable 'Peerfields' residential development. This stunning detached property is modern throughout, set within a generous plot including a large extended driveway, single integrated garage, open front lawn and larger rear enclosed garden. Ideally situated just off the A167 allowing for easy access to the A1M perfect for commuters. Durham City is only approx. 7 miles away whilst Bishop Auckland and Newton Aycliffe are also close by; providing access to an extensive range of facilities such as; supermarkets, popular high street retail stores, restaurant's, cafes, bars, salons, independent stores, schools and leisure centres. Chilton has a range of local amenities within walking distance including local shops and primary schools as well as having a regular bus service leading to neighbouring towns and villages.

This spacious family home was originally constructed by Avant Homes, has the remainder of its NHBC warranty, various upgrades and in brief comprises; a spacious entrance hallway leading through to the living room, kitchen/dining room utility and cloakroom to the ground floor. The first floor accommodates the master bedroom with private ensuite shower room and walk in wardrobe, three further spacious bedrooms and family bathroom. Externally to the front is the open lawn, extended driveway for three cars and integrated single garage with up and over door. To the rear is the larger enclosed garden, mainly laid to lawn with perimeter flowers and shrubbery, patio paving for outdoor furniture and wooden summerhouse.



ROOMS

Living Room
11'9" x 15'2"
The main reception room is spacious and bright, with a deep bay window and feature oak beam mantle piece with inset log burner.

Kitchen/Dining Room
15'9" x 18'9"
The kitchen/dining room is open plan and beautifully finished. Kitchen fitted with LVT flooring, a modern range of wall, drawer and base units, complementing work surfaces and integrated appliances including; fridge/freezer, gas hob, electric oven, microwave, warming drawer and dishwasher. The dining area provides plenty of space for a large table with chairs as well as other pieces of furniture, Bi-folding doors open to lead out into the garden, perfect for entertaining both guests and the family during the warmer months.

Utility Room
Providing space and plumbing for appliances including a washing machine and tumble dryer.

Cloakroom
Fitted with a stunning high gloss tile on the feature wall, low level WC and wash hand basin.

Master Bedroom
12'9" x 15'5" (max points)
The master bedroom suite is a generous king size room complete with private shower room and walk in wardrobe.

Shower Room
Modern ensuite shower room fitted with a double walk in shower with rainfall shower head, glass shower surround, low level WC, floating wash hand basin and chrome heated towel rail.

Bedroom Two
12'9" x 9'10"
The second bedroom is a spacious double with window to the front overlooking the garden and fitted wardrobes for storage.

Bedroom Three
12'9" x 8'10"
The third bedroom is located to the rear with fitted wardrobes and ample space for a double bed and further furniture.

Bedroom Four
9'6" x 9'10"
The fourth bedroom is currently used as a dressing room with fitted wardrobes however could be a double bedroom.

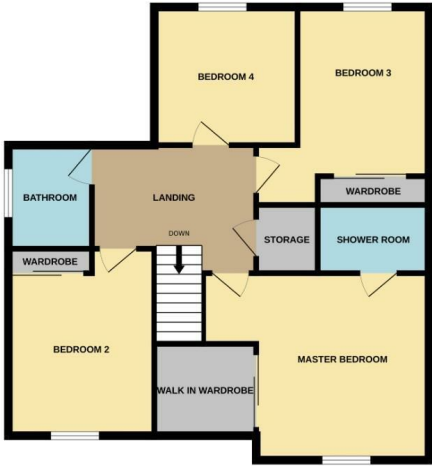
Bathroom
The family bathroom has been fitted with modern tiled walls, low level WC, wash hand basin, bath with rainfall shower head over, chrome heated towel rail and underfloor heating.

External
Externally to the front this property has an open lawn as well as large extended driveway providing off street parking for three cars and leading to the single integrated garage with electric car charging point, up and over door. To the rear is the larger enclosed garden, mainly laid to lawn with perimeter flower borders, paved patio areas for outdoor furniture and a good sized wooden summerhouse.



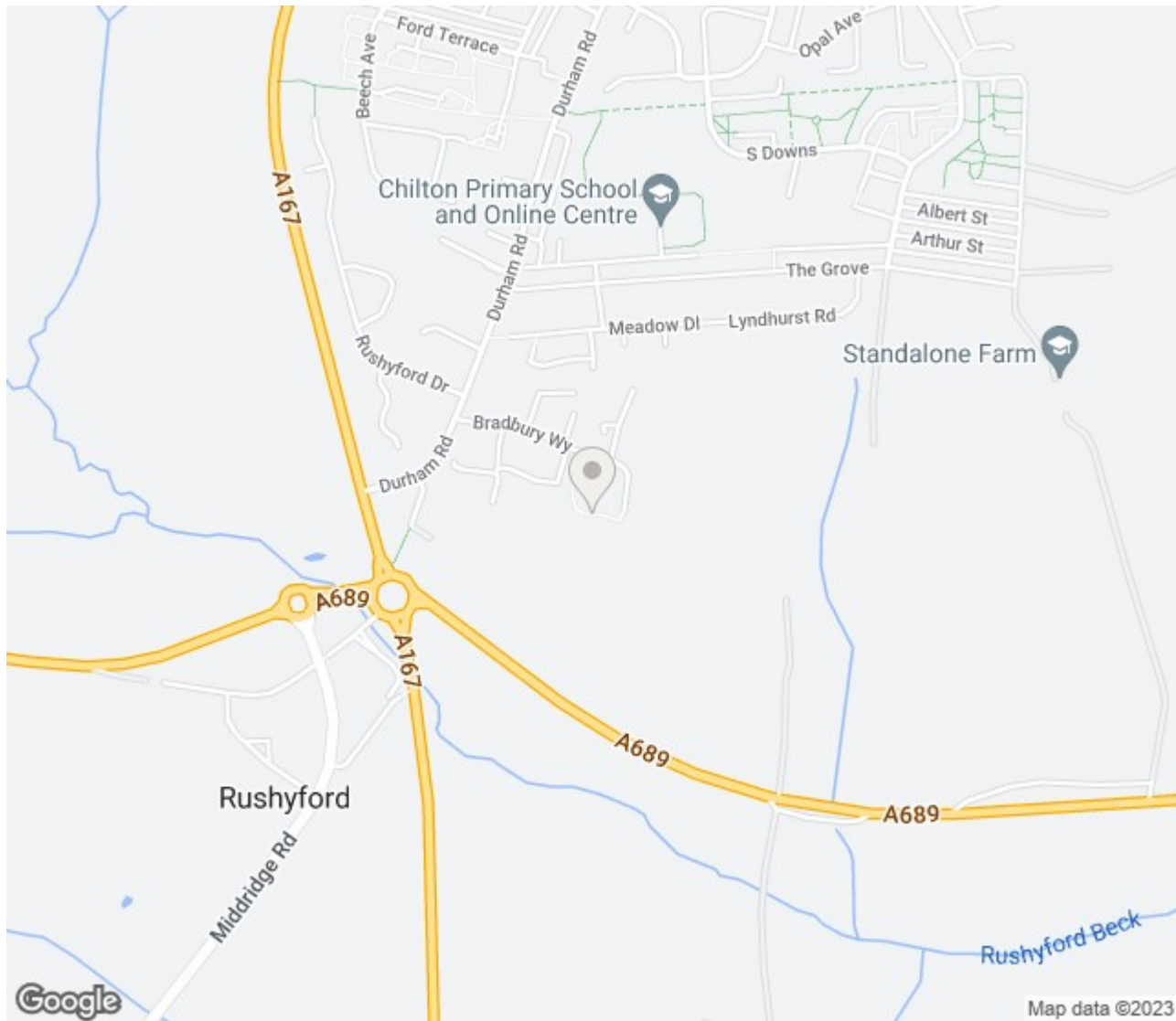
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
| bishopauckland@hunters.com







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.