



1 Bradbury Way, Chilton, DL17 0GZ

£330,000

An outstanding four bedroom detached house originally built by Avant homes and comes with a remaining NHBC valid until Oct 2027. The property benefits from a number of quality upgrades to enhance the already high specification of this superb family home. Occupying a particularly generous corner plot there is gas central heating, double glazing, a large hallway, pleasant lounge with bay window, A dream fitted kitchen dining room with built in appliances, utility and downstairs WC, family room with multi-fuel stove and bi fold doors opening on to the landscaped rear garden. On the first floor is the family bathroom and four good sized bedrooms with master ensuite and built in wardrobes. A large integral garage is complimented with extensive off road parking making this a property to be viewed without delay.

Ground Floor

Entrance Hall

Has composite entrance door, central heating radiator and spindle staircase leading to the first floor.

Lounge 10'0 x 13'6 (3.05m x 4.11m)

Has Amtico LVT flooring, bay window and central heating radiator.

Kitchen 11'3 x 16'11 (3.43m x 5.16m)

Has a superb range of high end fitted wall and base units, laminate work surfaces, stainless steel sink unit with mixer tap, integrated electric oven and plate warmer with gas hob and extractor canopy, built in microwave, fridge freezer, and dishwasher, ceiling spotlights, tiled floor, UPVC French doors leading outside, pantry/storage cupboard and central heating radiator.

Family Room 10'2 x 17'10 (3.10m x 5.44m)

Has bi-fold doors, tiled floor and contemporary multi fuel stove and central heating radiator.

Utility 4'11 x 6'6 (1.50m x 1.98m)

Has built under base units with laminate work surfaces, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, tiled floor and wooden fire door leading to garage.

Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin, tiled walls, tiled floor, central heating radiator and ceiling spotlights.

First Floor Landing

Has central heating radiator, storage cupboard housing combination gas boiler and loft access.

Bedroom1 13'3 x 12'2 (4.04m x 3.71m)

Has Tarkett LVT flooring, built in sliding door wardrobes and En-Suite.

En-Suite

Has white suite comprising: double shower cubicle with electric shower, hand wash basin, WC, tiled walls, tiled floor and central heating towel radiator.

Bedroom 2 10'6 x 9'14 (3.20m x 2.74m)

Has Tarkett LVT flooring and built in sliding door wardrobes.

Bedroom 3 9'1 x 12'4 (2.77m x 3.76m)

Has Tarkett LVT flooring and built in sliding door wardrobes.

Bedroom 4 7'10 x 12'10 (2.39m x 3.91m)

Has Tarkett LVT flooring.

Bathroom

Has white suite comprising: bath with mixer shower and glass shower screen, hand wash basin,

integrated WC, tiled walls, tiled floor, ceiling spotlights and chrome heated towel radiator.

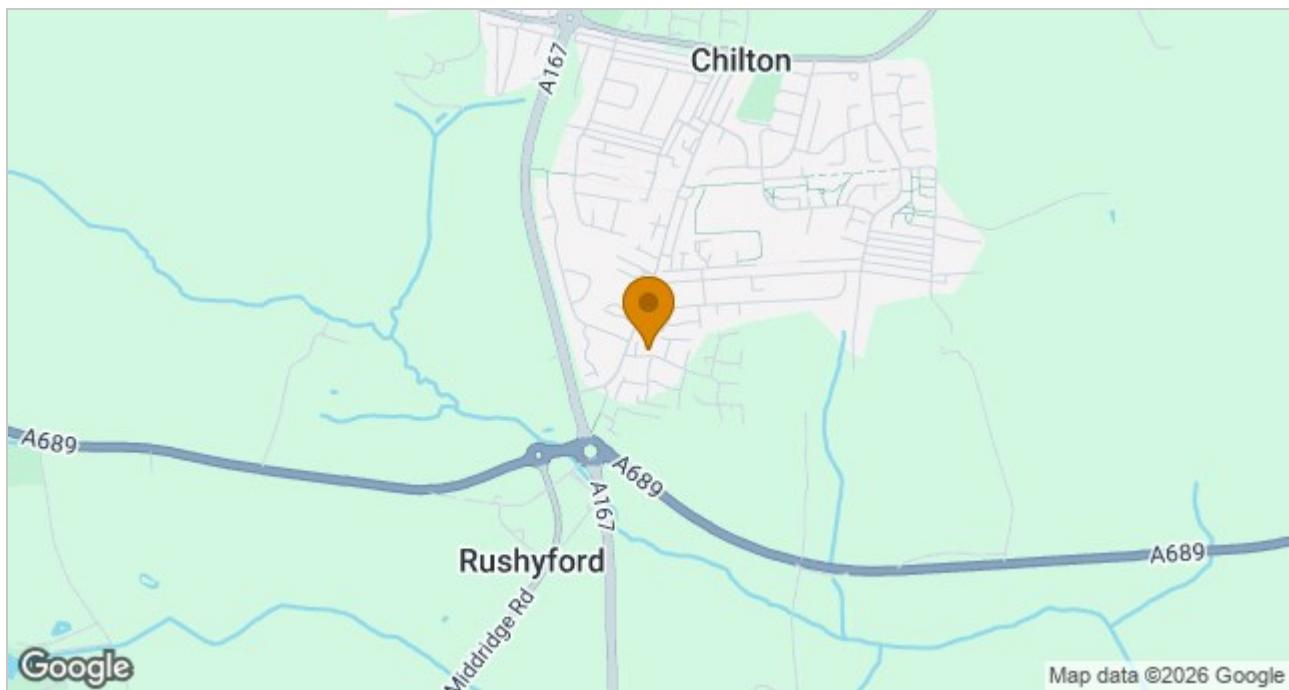
Exterior

the generous corner plot has extensive off road parking leading to a large single garage. To the rear are well kept lawned garden with patio area and mature planting.

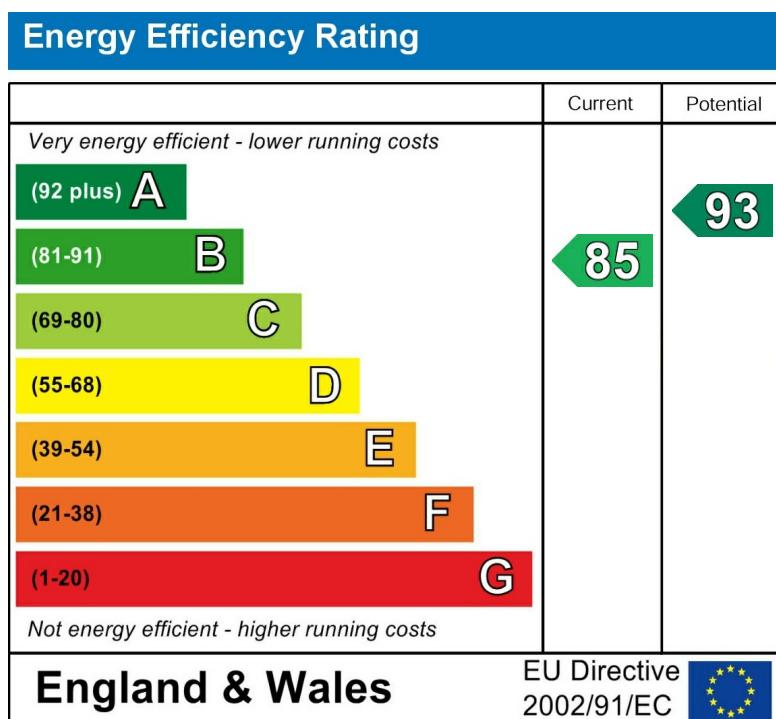
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Area Map



Energy Efficiency Graph



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