

**18 Rushyford Drive, Chilton, DL17 0EB**

**£159,950**

We are pleased to offer to the market this beautifully presented three bedroom semi-detached property on a most sought after development in Chilton. The property boasts gas central heating, double glazing, a pleasant lounge with bay window and media wall, attractive fitted kitchen with integrated appliances, downstairs WC and the master bedroom has fitted wardrobes and en-suite. The property has been immaculately maintained throughout and has gardens and generous off road parking, we would recommend an early inspection for this lovely family home.

## Ground floor

### Entrance Hall

Has composite entrance door, central heating radiator, laminate flooring, storage cupboard and staircase to the first floor.

### Cloakroom



Has white suite comprising; integrated WC, hand wash basin, tiled walls, laminate flooring and central heating radiator.

### Lounge 14'11" x 10'4" (4.55 x 3.15)



Has bay window, Media wall with integrated electric flame effect fire, laminate flooring and central heating radiator.

### Kitchen / Dining Room 15'7" x 8'8" (4.75 x 2.64)



Has a range of fitted high gloss wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with gas hob and extractor hood, integrated fridge freezer, microwave, and dishwasher, ceiling spotlights, wall mounted gas boiler, laminate flooring, central heating radiator and UPVC french doors leading onto the rear garden.

### Kitchen / Dining Room

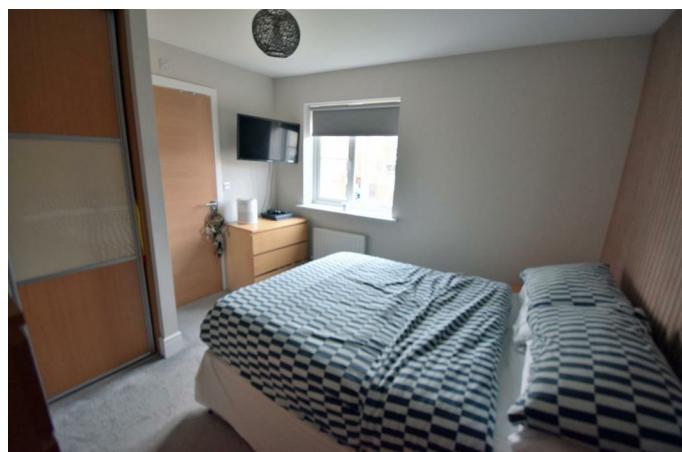


## First floor

### Landing

Has storage cupboard and loft access.

### Bedroom 1 10'11" x 10'6" (3.33 x 3.20)



Has central heating radiator and fitted sliding door wardrobes.

## En suite



Has white suite comprising; double shower cubicle with mains shower, hand wash basin, integrated WC, tiled walls, ceiling spotlights and chrome heated towel radiator.

## Bedroom 2 9'6" x 7'6" (2.90 x 2.29)



Has central heating radiator,

## Bedroom 3 8'4" x 7'9" (2.54 x 2.36)



Has central heating radiator.

## Bathroom WC



Has white suite comprising; panelled bath with mains shower and glass screen, vanity unit inset with hand wash basin, integrated WC, tiled walls, ceiling spotlights and chrome heated towel radiator.

## Exterior

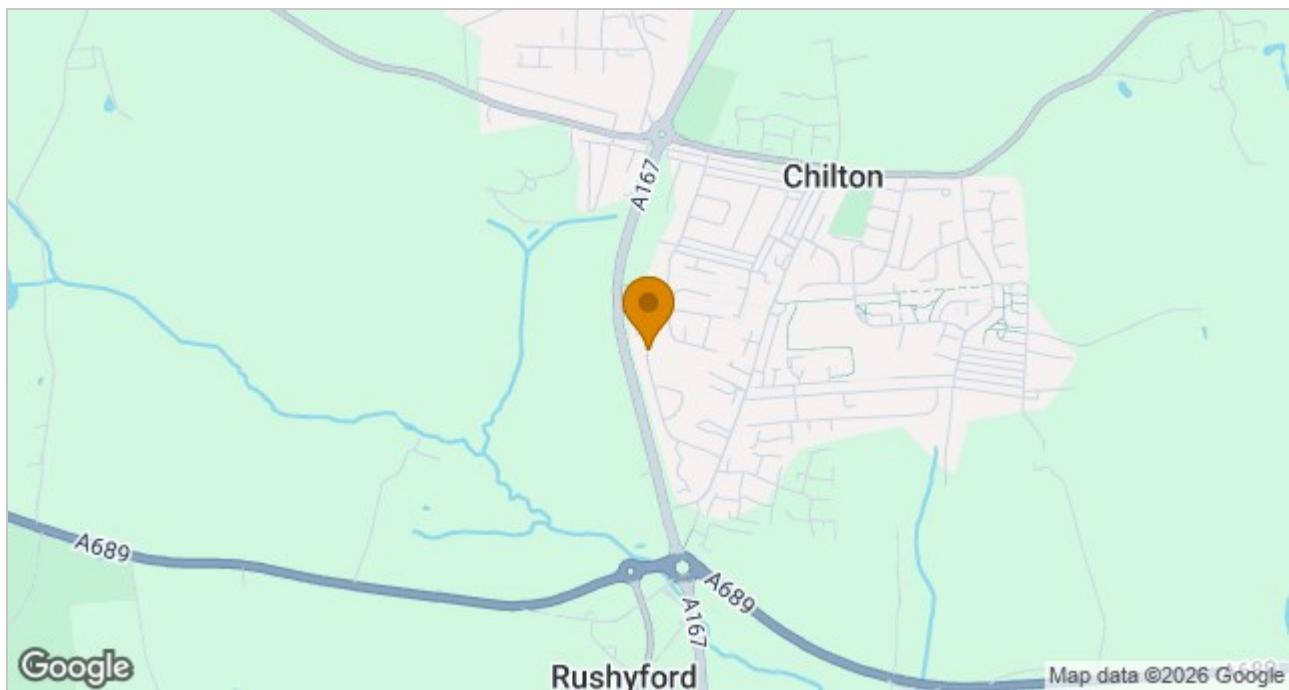


Has lawned front garden with off road parking for two cars and to the rear a patio and timber decked area.

## Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.