



CARVER
RESIDENTIAL
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Bradbury Way
Chilton, DL17 0GZ

Offers in the region of £250,000

House - Detached
4 Bedroom/s
2 Bathroom/s

An impressive double-fronted detached family home located on this popular development to the outskirts of Chilton. Originally constructed by Avant Homes circa 2020, the property features a dual aspect living room with French doors, dual aspect fitted kitchen/dining room with bi-fold doors and built-in utility cupboard and a ground floor WC. The first floor includes a principal bedroom with built-in wardrobes and en-suite shower room/wc, three further bedrooms and a family bathroom/WC. Externally there is a block paved driveway extending to the side of the property leading to a detached garage with enclosed gardens to the rear with lawn and patio areas. The property benefits from the remaining balance of a builders NHBC warranty. Ideally placed for access to the A167, A689 and A1M we would encourage an internal viewing at the earliest opportunity.





- Double-fronted
- Dual aspect living room with French doors
- Dual aspect fitted kitchen/dining room with bi-fold doors and utility cupboard
- Ground floor WC
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Driveway extending to the side of the property
- Detached garage
- Landscaped rear garden
- Ideal location for commuter
- Lovely family home

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Agents Notes:- We understand that there is a service charge of approximately £125 per annum to cover the maintenance of communal areas and green space on the estate - further details are available from the Agents

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AWAITING FLOOR PLAN

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (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 |

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MAB 6202



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