



## 34 Nable Hill Close

Chilton, Ferryhill, DL17 0GY

Offers Over £180,000



An exceptional three bedroom end link property which enjoys views across open fields to the front and occupies a family friendly location on a quiet cul de sac. This comfortable family home has gas central heating and double glazing, a premium fitted kitchen with built in appliances, downstairs WC, a pleasant lounge with bi-fold doors opening on to a rear garden with decked patio area. On the first floor is the family bathroom and three good bedrooms with a master having built in wardrobes and an en-suite bathroom. to the front is a lawned garden with driveway for off road parking. This perfect family home is maintained in immaculate decorative order throughout and should be viewed internally.



## Ground Floor

### Entrance

Has composite entrance door,

### Downstairs Cloakroom

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

### Kitchen 15'5 x 11'4 (4.70m x 3.45m)

Has a premium range of fitted wall and base units, laminate work surfaces with upstands, inset stainless steel sink unit with mixer tap, integrated fridge freezer and dishwasher, plumbing for automatic washing machine, built in electric oven with gas hob, built in microwave, tiled floor, central heating radiator, staircase leading to the first floor.

### Lounge 16'5 x 9'11 (5.00m x 3.02m)

Has tiled floor, central heating radiator and bi-folding doors leading out onto rear garden.

## First Floor

### Bathroom WC

Has white suite comprising: panel bath with mixer shower, glass shower screen, hand wash basin, WC, tiled walls and tiled floor and chrome central heating towel radiator.

### Bedroom 1 9'7 x 12'1 (2.92m x 3.68m)

Has sliding door wardrobes, central heating radiator and en-suite.

### En-Suite

Has white suite comprising: WC, hand wash basin and shower cubicle with mixer shower and glass shower screen, tiled walls and tiled floor and chrome central heating radiator.

### Bedroom 2 10'6 x 7'0 (3.20m x 2.13m)

Has central heating radiator.

### Bedroom 3 9'10 x 8'7 (3.00m x 2.62m)

Has central heating radiator.

## Exterior

Has front garden laid to lawn and block paved driveway, to the rear is a enclosed garden with paved patio area, garden laid to lawn and raised decking area.

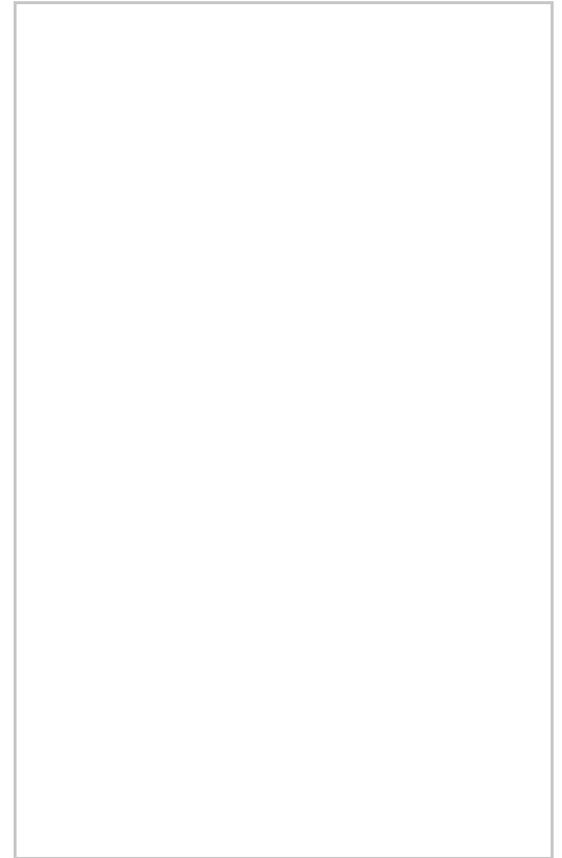
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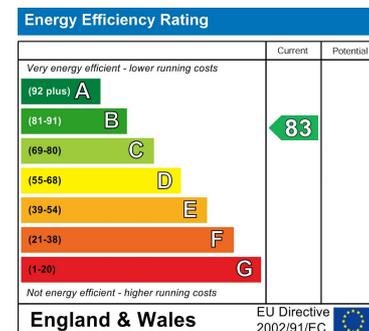
## Area Map



## Floor Plans



## Energy Efficiency Graph



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