



St. Aidans Way, Chilton  
Ferryhill



Offers in Region of £140,000



## 32 St. Aidans Way

Chilton, Ferryhill

This beautifully maintained three-bedroom linked home is set within a well-regarded modern development in the popular village of Chilton. Positioned for easy access to major transport routes, the location is ideal for those needing convenient commuter links.

The accommodation is light and well-proportioned throughout. An entrance lobby leads into a comfortable lounge, complemented by a handy storage cupboard. To the rear, the contemporary dining kitchen offers a stylish selection of units, integrated appliances and generous space for family dining, with French doors opening directly onto the garden. Upstairs, the landing leads to three double bedrooms and a sleek family bathroom.

Externally, the property benefits from a driveway leading to an integral garage, providing off-street parking. The rear garden enjoys a private, enclosed aspect with open countryside beyond, featuring a lawned area and a raised deck—perfect for relaxing or entertaining.

Additional features include gas central heating, double glazing and the remainder of the NHBC warranty, making this a move-in-ready home. Early viewing is strongly advised to appreciate the quality and setting of this attractive property.

Council Tax band: B

Tenure: Freehold

- Immaculately presented three-bedroom linked home
- Modern dining kitchen with French doors to the garden
- Spacious Bedrooms
- Contemporary Family Bathroom
- Driveway and integral garage providing off-street parking



**Entrance Hall**

4'6" x 4'6" (1.37m x 1.40m)

**Lounge**

10'0" x 15'0" (3.05m x 4.60m)

**Kitchen/Diner**

13'5" x 7'8" (4.11m x 2.35m)

**WC**

3'1" x 5'4" (0.94m x 1.64m)

**Garage**

8'8" x 17'1" (2.64m x 5.21m)

**Landing**

6'3" x 7'8" (1.93m x 2.35m)

**Bedroom 1**

13'6" x 11'7" (4.13m x 3.54m)

**Storage/Potential En-suite**

9'0" x 3'6" (2.77m x 1.08m)

**Bedroom 2**

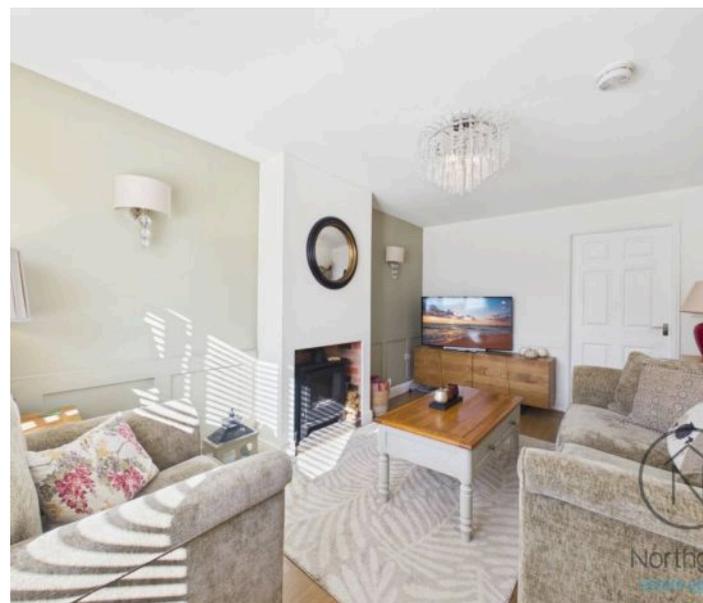
9'2" x 12'10" (2.80m x 3.93m)

**Bedroom 3**

6'10" x 11'7" (2.09m x 3.55m)

**Bathroom**

6'5" x 6'0" (1.96m x 1.85m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces

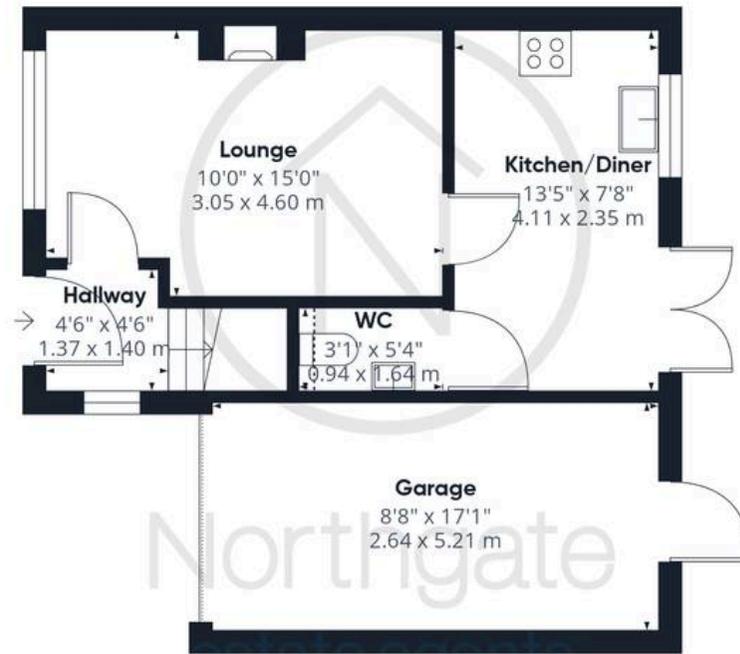








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Ground Floor

**Approximate total area<sup>(1)</sup>**

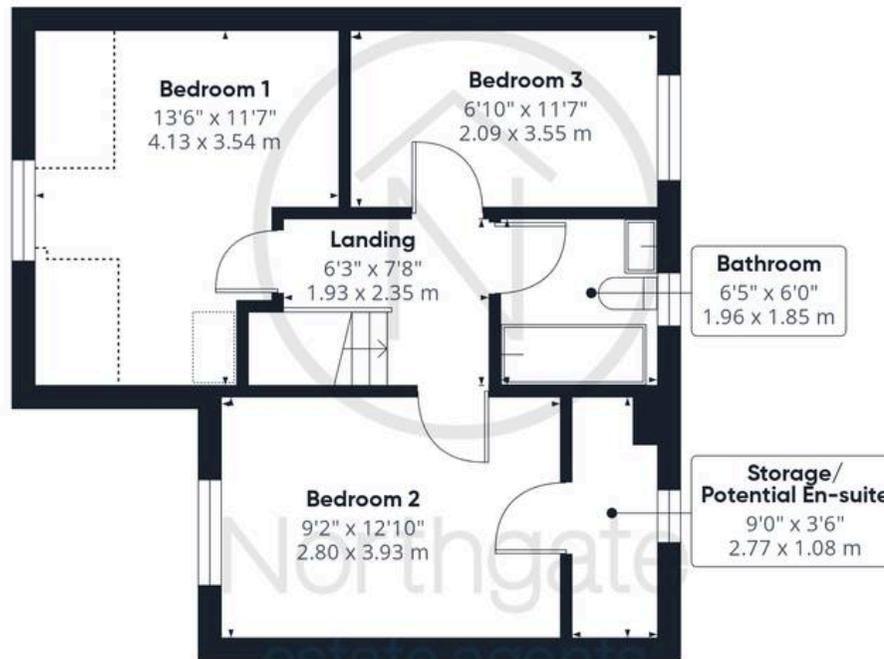
891 ft<sup>2</sup>

82.7 m<sup>2</sup>

**Reduced headroom**

30 ft<sup>2</sup>

2.8 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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