



3 bed detached house to buy in

Chester Burn Close, Pelton Fell, Chester Le Street, Durham, DH2 2NZ

£220,000

 x 3  x 1  x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- ✓ Three-bedroom detached property
- ✓ Large plot
- ✓ Principal bedroom with en-suite shower room
- ✓ Separate dining room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents are pleased to present this three-bedroom property situated on Chester Burn Close in Pelton Fell, Chester Le Street. The accommodation is arranged over two floors and includes a lounge, kitchen, separate dining room, three bedrooms, en-suite facilities and a family bathroom. Externally, the property benefits from a driveway, garage and an enclosed rear garden.

The ground floor accommodation comprises an entrance hallway with stairs to the first floor, lounge, kitchen/diner and dining room with French doors providing access to the rear garden.

To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. Bedroom two and bedroom three have built-in sliding wardrobes. A family bathroom and built-in landing storage complete the first-floor accommodation.

Externally, there is a driveway and garage to the front, together with an enclosed garden to the rear incorporating lawned and block-paved areas.

The property is situated within the residential area of Pelton Fell, with access to a range of local amenities and services. Nearby Chester-le-Street provides a wider selection of shops, supermarkets, schools and leisure facilities, together with rail and bus connections. The area is also well placed for access to surrounding towns and employment centres via the local road network, including routes towards Durham, Gateshead and Newcastle.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance / Hallway

Accessed via a part-glazed composite entrance door. The hallway has ceramic tiled flooring, a gas central heating radiator, built-in storage and stairs leading to the first floor.

Cloakroom

Double-glazed window to the front aspect. Fitted with a white suite comprising WC, pedestal wash hand basin. The room has tiled flooring, extractor and a gas central heating radiator.

Lounge

4.49m x 3.27m (14'8" x 10'8")

Double-glazed window to the front aspect, gas central heating radiator and carpeted flooring.

Dining Room

3.27m x 2.92m (10'8" x 9'6")

Double-glazed with rear aspect, gas central heating radiator and carpeted flooring. UPVC French doors provide access to the rear garden.

Kitchen

3.07m x 2.48m (10'0" x 8'1")

Double-glazed window to the rear aspect. Fitted with a range of wall and base units with roll-top work surfaces, incorporating a stainless-steel one-and-a-half bowl sink. Integrated cooking facilities comprise an electric oven, four-ring gas hob and extractor. There is plumbing for a washing machine and dishwasher, together with space for a fridge/freezer. Additional features include tiled finishes, a gas central heating radiator and combination boiler.

First Floor Landing

Carpeted landing with built-in storage and loft access.

Bedroom One

3.74m x 3.25m (12'3" x 10'7")

Double-glazed window to the rear aspect, gas central heating radiator, carpeted flooring and recessed lighting.

En-Suite

2.46m x 1.33m (8'0" x 4'4")

Fitted with a WC with enclosed cistern, wash hand basin with vanity unit and shower cubicle with mains-fed shower. Further features include tiled walls, LVT flooring, recessed lighting, extractor and heated towel radiator.

Bedroom Two

3.06m x 2.57m (10'0" x 8'5")

Double-glazed window to the rear aspect, gas central heating radiator, carpeted flooring and built-in wardrobe with sliding doors.

Bedroom Three

3.23m x 2.11m (10'7" x 6'11")

Double-glazed window to the front aspect, carpeted flooring and built-in wardrobe with sliding doors.

Family Bathroom

2.62m x 1.45m (8'7" x 4'9")

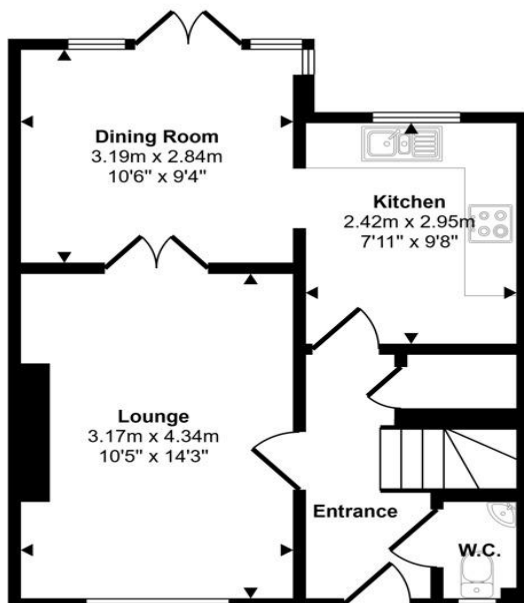
Double-glazed window to the front aspect. Fitted with a white suite comprising WC, pedestal wash hand basin and bath with handheld shower over. The room has part-tiled walls, tiled flooring, recessed lighting, extractor and gas central heating radiator.

Externally

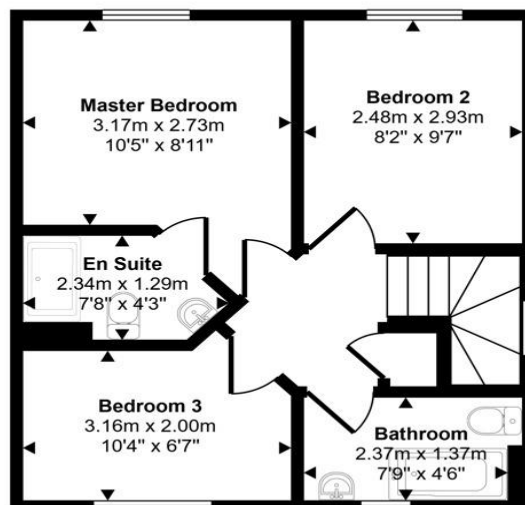
The front is arranged for low-maintenance upkeep, with a pathway leading to the entrance. A driveway and garage provide off-road parking and additional storage.

Enclosed rear garden comprising a well-maintained lawn and block-paved patio area, with a pathway leading to the entrance. The garden also benefits from gated side access, an external water supply and external lighting.

Approx Gross Internal Area
77 sq m / 827 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft



First Floor
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Chester Burn Close, Pelton Fell, Chester Le Street, Durham, DH2 2NZ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

