



Heathmeads

Pelton DH2 1NB

Offers In The Region Of £280,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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Heathmeads

Pelton DH2 1NB



- Beautiful views to the rear
- EPC RATING - D
- Contemporary kitchen

- Extended and much improved
- Four/five bedrooms
- Open plan living to the ground floor

- Flexible accommodation perfect for a range of buyers
- Two stylish refitted bathrooms
- Lots of parking, garage and low maintenance gardens

Nestled in the sought after location of Heathmeads, this stunning bungalow offers a perfect blend of comfort and style. With four/five bedrooms and two well appointed bathrooms, this property has a flexible layout which is ideal for a wide range of buyers.

The property has been thoughtfully extended and much improved, with a spacious floor plan that has been recently redecorated, comprising of a welcoming entrance hallway, large open plan living room, dining and kitchen, as well as a conservatory. There are two ground floor bedrooms and a wet room. To the first floor, the large master bedroom has a dressing area and picture window making the most of the views, a further double bedroom, study/bedroom five and luxurious bathroom. Externally there is parking for several vehicles, a rare find that adds to the convenience of this lovely home, a car port, garage and landscaped rear garden.

One of the standout features of this property is the breathtaking views over the fields to the rear. Imagine enjoying your morning coffee or evening relaxation while taking in the picturesque scenery

Available with no onward chain, viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming hallway entered via UPVC door. Having stairs leading to the first floor, storage cupboard, wood laminate flooring and radiator.

Living Room

17'8" x 12'6" (5.40 x 3.83)

Very spacious living room which opens to the dining area creating a lovely space that is perfect for entertaining. With a feature fireplace housing a gas fire, coving and radiator.

Open Plan Kitchen and Dining Area

18'10" x 19'10" red to 7'11" (5.75 x 6.05 red to 2.43)

Light and airy with two UPVC double glazed windows to the rear and further one to

the side, as well as UPVC double glazed french doors opening to the conservatory. The kitchen is fitted with a comprehensive range of contemporary units having contrasting worktops incorporating a ceramic sink with mixer tap, a built in double oven and hob with extractor over, an integrated dishwasher, washing machine and fridge/freezer space. Further features include a wall mounted combi gas central heating boiler, tiled flooring to the kitchen area and recently laid bamboo flooring to the dining area, recessed spotlighting, radiator and an external door to the side.

Conservatory

11'8" x 11'1" (3.58 x 3.40)

Having UPVC double glazed windows and french doors opening to the rear garden and recently laid bamboo flooring.

Bedroom Three

11'9" x 9'11" (3.60 x 3.04)

Double bedroom with a UPVC double glazed window to the front, fitted wardrobes and storage and a radiator.

Bedroom Four

9'11" x 7'8" (3.04 x 2.34)

Well proportioned bedroom with a UPVC double glazed window to the front, fitted wardrobes and storage and a radiator.

Wet Room/WC

6'11" x 6'5" (2.12 x 1.96)

Stylish and practical wet room with wall mounted electric shower, hand wash basin set to a vanity unit and WC. Having a UPVC double glazed opaque window to the side, recessed spotlighting and heated towel rail.

FIRST FLOOR

Landing

With access to each of the first floor rooms.

Bedroom One

17'4" x 13'4" (5.29 x 4.07)

Generously proportioned with a large UPVC double glazed window to the rear making the most of the views and a radiator. There is also a dressing area with lots of fitted storage.

Bedroom Two

10'5" x 9'9" (3.20 x 2.98)

Double bedroom with a UPVC double glazed window to the side, fitted wardrobe and storage and a radiator.

Study/Bedroom Five

9'10" x 4'11" (3.00 x 1.50)

Ideal as study, dressing room or nursery. With a velux window.

Bathroom/WC

9'8" x 8'3" (2.95 x 2.52)

Luxurious family bathroom comprising of a freestanding bath, walk in cubicle with mains fed shower, hand wash basin set to a vanity unit and WC. Having a velux window, heated towel rail and recessed spotlighting.

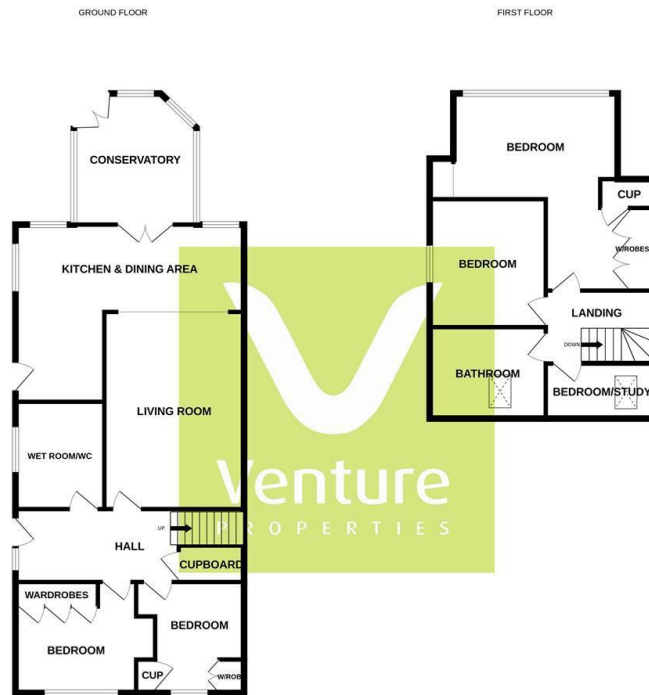
EXTERNAL

To the front of the property there is ample parking for several vehicles, along with a car port which has a recently refitted polycarbonate roof and a bin store with planting. The south-east facing rear garden has a lovely outlook over fields in to the distance. Designed for low maintenance with an artificial lawn and two patio areas. There is an also a large shed with power and lighting, measuring 3.60 x 2.40 m

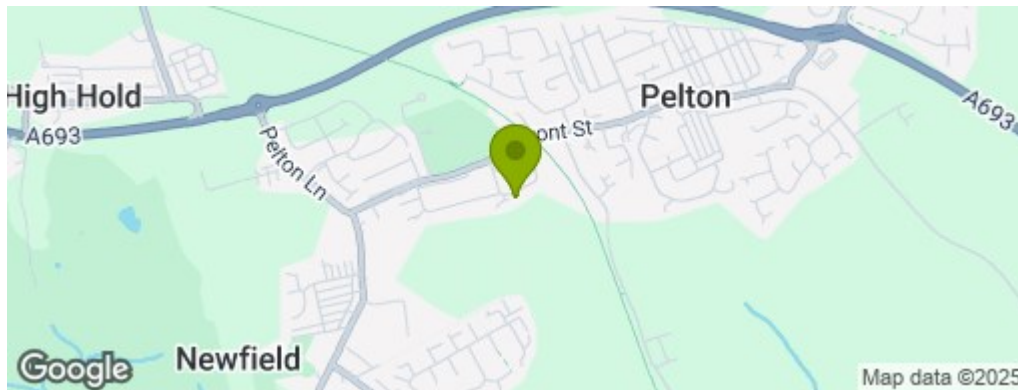
Garage

16'1" x 8'0" (4.91 x 2.45)

Having an up and over door, window to the rear and door to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the buyer's reference only and should not be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12345



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate : Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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