

EMMATT



RUNDLE

ESTATE AGENTS

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**HEATHER RIDGE, CRAGHEAD RD., PELTON FELL  
DH2 2NU**

3 Bed Det Bungalow \* Superb Site \* Large Gardens \* 3 En-Suites

**£395,000**

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## DESCRIPTION

An opportunity to purchase this unique detached bungalow on a large prominent plot accessed by a long sweeping gated driveway. The property backs onto open countryside with panoramic views to rear and is surrounded by private landscaped gardens. The bungalow has been tastefully altered, extended and improved by the vendor to provide generous family sized accommodation of a very high standard.

There are a number of attractive features including spacious lounge leading to dining room, garden room with sunny aspect, well-appointed kitchen/breakfast room, three bedrooms all with en-suite bathrooms, large work room/play room, study together with double garage to rear. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

## TENURE

Freehold

## DIRECTIONS

From the north end of Front Street turn left at the market place traffic lights, continue over the next roundabout and onto Pelton Fell Road, continue up the hill and the property entrance is on the right.

### LARGE ENTRANCE HALL

Large storage cupboard, airing cupboard, dado rail, double radiator



### CLOAKROOM

WC, hand basin in vanity unit, tile laminate flooring, tiled splashbacks, wood dado, dado rail, roller blind, radiator

### LARGE WORK ROOM/PLAY ROOM

12' (3.66m) x 11'11" (3.63m) at widest  
Work bench & storage unit, sun tunnel, radiator





**LOUNGE**

22'11" (6.98m) x 14'2" (4.32m)  
Feature fireplace & fire, vertical blinds,  
two double radiators, French doors  
leading to garden room



**THROUGH DINING ROOM**

13'1" (3.99m) x 8'10" (2.69m)  
Vertical blinds, double radiator



**GARDEN ROOM**

12' (3.66m) x 12' (3.66m)  
French doors leading to decked seating area and gardens





**KITCHEN BREAKFAST ROOM**

15'7" (4.75m) x 11'10" (3.61m)

A range of wall & base units in oak, coordinating worksurfaces, stainless steel sink unit, mixer tap, professional Belling range style cooker, tower cooker hood, integrated fridge & freezer, integrated microwave, integrated dishwasher, tiled splashbacks, roller blinds, double radiator, UPVC door to rear



### BEDROOM 1

14'6" (4.42m) x 11'4" (3.45m)  
Full wall fitted wardrobes, vertical blinds,  
radiator



### BEDROOM 1 EN-SUITE

WC & hand basin in vanity unit, mixer tap, walk-in shower, chrome combi shower with rainfall fitting, fully tiled walls, ceramic tiled floor, chrome towel radiator, roller blind, extractor fan



### BEDROOM 2

12' (3.66m) x 11'11" (3.63m)  
Roller blind, radiator

### BEDROOM 2 EN-SUITE

WC, hand basin in vanity unit, mixer tap, shower pod with rainfall head and massager jets, fully tiled walls, ceramic tiled floor, chrome towel radiator



### BEDROOM 3

10'11" (3.33m) x 10'11" (3.33m)

Roller blind, radiator

### BEDROOM 3 EN-SUITE

WC, hand basin in vanity unit, waterfall mixer tap, electric shower over bath, shower screen, waterfall bath tap, fully tiled walls, ceramic tiled floor, extractor fan, chrome towel radiator



### UTILITY ROOM

10'1" (3.07m) x 5'2" (1.57m)

Large storage cupboard, plumbed for washer, radiator, UPVC door to rear

### STUDY

8' (2.44m) x 5'7" (1.70m)

Radiator

## EXTERNAL

### DETACHED DOUBLE GARAGE

24'7" (7.5m) x 16'4" (5m)  
Remote powered door, power & light

### PARKING

Double gates leading to long private driveway providing extensive off-road parking

### GARDENS

Extensive private lawned gardens with hedging, shrubs & trees enjoying a sunny aspect. Stone paved patio & decked seating area leading from conservatory, stone paved patio overlooking panoramic open views to rear & large storage shed



### GENERAL

Burglar alarm, loft storage with ladder.  
Carpets & blinds included. EPC rating E

### VIEWING

By appointment with agent



## Heather Ridge

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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