



## Burnlands Way | Pelton Fell | Chester Le Street | DH2 2FP

Built by Taylor Wimpey in 2021 we offer this three bedroom detached house boasting one of the larger plots on the estate with a generous rear garden. The accommodation comprises a hallway, two reception rooms, kitchen with integrated appliances and an internal door off the hallway to the integral garage. To the first floor there are three bedrooms (master with en-suite) and a family bathroom. Two car driveway and garage. Gas combi central heating, uPVC double glazing, freehold tenure, Council Tax band C, EPC rating B (83). Virtual tours available on our website.

**£240,000**

- Modern detached house built 2021.
- 3 bedrooms (master with en-suite).
- Large rear garden.
- Garage and two car driveway.
- Two reception rooms.



## Property Description

### HALLWAY

Composite double glazed entrance door, laminate flooring, single radiator, stairs to the first floor and doors leading to the receptions rooms, kitchen, cloakroom/WC and to the integral garage.

### DINING ROOM

10' 0" x 8' 7" (3.06m x 2.62m) Laminate flooring, uPVC double glazed window and a double radiator.

### CLOAKROOM/WC

3' 5" x 8' 7" (1.05m x 2.62m) WC, pedestal wash basin, tiled slash-back, single radiator, laminate flooring and a ceiling extractor fan.

### LOUNGE

14' 1" (maximum) x 10' 4" (maximum) (4.30m x 3.16m) uPVC double glazed French doors with matching side windows open to the rear garden, laminate flooring, double radiator, TV aerial and telephone point.

### KITCHEN

9' 6" x 9' 9" (2.92m x 2.98m) Fitted wall and base units with soft closing doors, carousels and drawers finished in gloss white with concealed LED lighting onto quartz worktops, up-stands and splash-back. Integrated fan assisted electric oven/grill, induction hob with extractor canopy over. Integrated fridge/freezer, and washing machine, inset sink with vegetable drainer and mixer tap, inset LED spotlights, tiled floor, uPVC double glazed window, LED plinth lights, ceiling extractor fan and a composite double glazed rear exit door.

### INTEGRAL GARAGE

14' 6" x 7' 10" (4.42m x 2.39m) An integral single garage with up and over door, power points, lighting and an inner door leading to the hallway.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch, hardwired smoke alarm, storage cupboard and doors leading the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

13' 2" x 8' 9" (4.03m x 2.68m) uPVC double glazed window, single radiator, TV aerial point and a door leading to the en-suite.



#### EN-SUITE

6' 8" (maximum) x 4' 9" (maximum) (2.05m x 1.47m)

Thermostatic mains-fed shower, pedestal wash basin, WC, tiled walls, chrome towel radiator, frosted double glazed uPVC window and a ceiling extractor fan.

#### BEDROOM 2 (TO THE REAR)

9' 10" x 11' 8" (maximum) (3.01m x 3.56m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

9' 8" (maximum) x 8' 8" (maximum) (2.97m x 2.66m) uPVC double glazed window and a single radiator.

#### BATHROOM

6' 9" x 6' 4" (minimum) (2.07m x 1.95m) A white suite featuring a panelled bath with electric shower over and a glazed folding screen. Pedestal wash basin, WC, tiled slash-backs, frosted uPVC double glazed window, chrome towel radiator, shaver socket and ceiling extractor fan.

#### EXTERNAL

##### TO THE FRONT

Open plan lawn and double car driveway. Side gate leading to the rear.

##### TO THE REAR

A large flat garden with paved patio, lawn and further patio area to the base of the garden. Cold water supply tap, enclosed by timber fence.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating B (83). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band C.

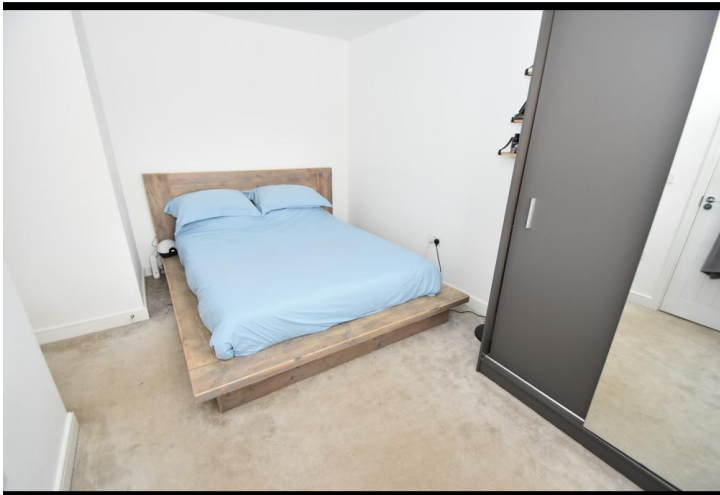
#### BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 1800 MBPS. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)





#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

Please note that in the future there may be a communal service charge levied by a management company to take care of the communal areas on the estate. This may come into effect once the development is complete. When the current owners purchased the property in 2021 they were told the estimated cost would be around £108 per annum but to date this has not been put into effect.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

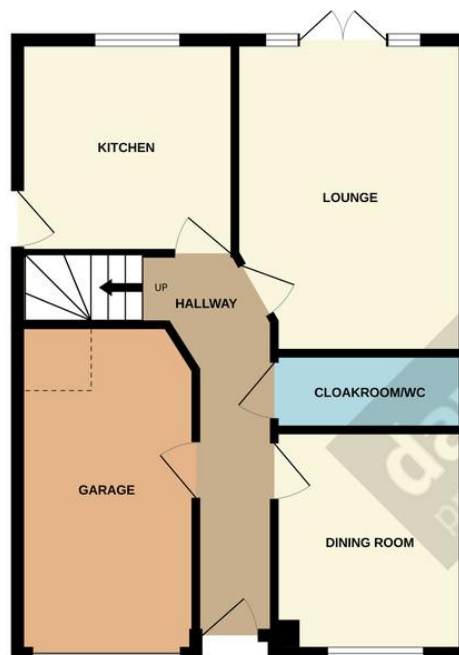
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GROUND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 94.3 sq.m. (1015 sq.ft.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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