



## Heathmeads | Pelton | Chester Le Street | DH2 1NA

This spacious five-bedroom detached home boasts a generous rear garden with excellent potential for further extension (subject to planning). Key features include ample off-road parking for multiple vehicles, bathrooms on both floors, and a large secure storage room (formerly part of the garage). The accommodation comprises an entrance porch, hallway, kitchen/breakfast room, dining room open to the lounge, utility room, ground floor WC/shower room, and the storage room. To the first floor, a central landing leads to five bedrooms and a family bathroom. Externally, there are gardens to both the front and rear, with plenty of space for family enjoyment or future development. Additional benefits include gas combi central heating, uPVC double glazing, freehold tenure, Council Tax Band C, and an EPC rating of D (68).

**£287,500**

- Spacious five-bedroom detached home
- Large rear garden with potential to extend (STPP)
- Ample off-road parking for multiple vehicles
- Ground floor WC/shower room plus first-floor family bathroom
- Generous kitchen/breakfast room and





## Property Description

### ENTRANCE PORCH

6' 0" x 6' 6" (1.85m x 2.00m) uPVC double glazed entrance door with matching windows, laminate flooring, double radiator and a uPVC double glazed door leading to the hallway with matching side windows.

### HALLWAY

11' 5" x 6' 6" (3.50m x 2.00m) Laminate flooring, stairs to the first floor with storage cupboard beneath, double radiator and a glazed door to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

11' 1" (maximum) x 19' 11" (maximum) (3.40m x 6.09m) Fitted with a range of wall and base units with contrasting granite worktops with matching upturns. Integrated twin oven/grill, induction hob with concealed extractor over, inset sink with vegetable drainer and mixer tap, plumbed for a dishwasher, wine chiller, laminate flooring extending into the breakfast area, uPVC double glazed window, feature LED lighting to

plinths, opening to the dining room and a large opening to the breakfast area. Tall twin column radiator, inset LED spotlights, glazed door to the utility room and a uPVC double glazed rear exit door to the garden.,

### DINING ROOM

11' 2" x 11' 7" (3.41m x 3.54m) uPVC double glazed French doors open to the rear door, matching side window, laminate flooring, double radiator, ceiling speaker and a large opening to the lounge.

### LOUNGE

11' 6" x 14' 10" (3.51m x 4.54m) uPVC double glaze half-bay window, laminate flooring, double radiator, telephone point, TV cables and a ceiling speaker.

### UTILITY ROOM

6' 2" x 4' 0" (1.90m x 1.22m) Storage cupboard, laminate worktop, plumbed for a washing machine, space for a tumble dryer, chrome towel radiator, laminate flooring, inset LED

spotlights, ceiling extractor fan and a door leading to the shower room/WC.

### SHOWER ROOM/WC

7' 0" x 4' 5" (2.15m x 1.37m) Thermostatic shower with tiled splash-backs, glazed sliding door and screen. Wash basin with base storage, WC, chrome towel radiator, uPVC double glazed frosted window, laminate flooring, extractor fan and a door leading to the storage room.

### STORAGE ROOM

8' 0" x 8' 10" (2.46m x 2.71m) Forming part of what was once an integral garage with electric roller door, power points, lighting and a wall mounted gas combi central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch with fixed pull-down ladder. The loft is part boarded providing useful storage space. Airing cupboard,

additional cupboard and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

11' 6" x 13' 3" (3.52m x 4.04m) Fitted wardrobes, uPVC double glazed window, double radiator and a inset ceiling speaker.

#### BEDROOM 2 (TO THE REAR)

11' 1" x 12' 0" (3.40m x 3.67m) Fitted sliding wardrobes, uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE REAR)

12' 5" (maximum) x 9' 7" (maximum) (3.80m x 2.94m) uPVC double glazed window and a single radiator.

#### BEDROOM 4 (TO THE FRONT)

8' 4" x 10' 0" (maximum) (2.55m x 3.07m) Storage cupboard, uPVC double glazed window and a double radiator.

#### BEDROOM 5 (TO THE FRONT)

10' 2" (maximum) x 8' 1" (maximum) (3.11m x 2.47m) uPVC double glazed window and a double radiator.

#### BATHROOM

5' 11" x 9' 6" (1.81m x 2.90m) A white suite featuring a panelled bath, separate thermostatic shower in a glazed cubicle, tiled splash-backs, wash basin with base storage, WC, chrome towel radiator, laminate flooring uPVC double glazed frosted window and inset LED spotlights.

#### EXTERNAL

##### TO THE FRONT

Twin driveways either side of a lawn providing off-street parking for several cars, gates lead to the rear.

##### TO THE REAR

A large level garden with patios, lawn, shed, 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 D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

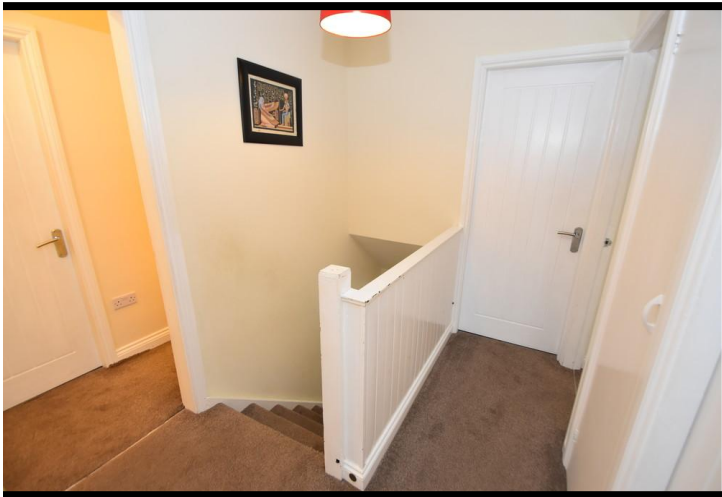
The property is in Council Tax band C.

#### TENURE

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







#### BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Standard	15 mbps
Superfast	255 mbps
Ultrafast	10000 mbps

#### MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 79%, Vodafone 75%, Three 83%, EE 89%

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### MINING

The property is located within a former mining area.

#### VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR  
70.7 sq.m. (761 sq.ft.) approx.



1ST FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 134.8 sq.m. (1451 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		
81-91	B		
69-80	C		74 C
55-68	D	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

