



Brackenbeds Close, Pelton, DH2 1XL
3 Bed - House - Detached
£214,000

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Brackenbeds Close Pelton, DH2 1XL

* WELL PRESENTED DETACHED FAMILY HOME * VENDOR IN THE PROCESS OF BUYING LEASE - WILL BE FREEHOLD UPON COMPLETION OF YOUR PURCHASE * GORGEOUS ENCLOSED REAR GARDEN * THREE RECEPTION ROOMS * EN-SUITE FACILITIES *

Introducing to the market this exceptionally rare opportunity to acquire a detached family home within the traditionally highly sought after Brackenbeds Close development. This well-maintained property, which boasts three reception areas, is presented in excellent condition throughout. Early viewing is highly recommended to avoid disappointment.

The floorplan comprises the following: an entrance lobby, a comfortable lounge, a separate dining area, an attractive kitchen, and a conservatory. The first floor features three well-proportioned bedrooms, with the master bedroom benefiting from en-suite facilities. Additionally, there is a family bathroom.

Externally, the property is equally impressive. The front features a low-maintenance garden, a driveway providing off-street parking, and a garage. To the rear, there is a stunning enclosed garden with a patio area, a well-maintained lawn, and mature trees and shrubs.

Brackenbeds Close is a contemporary residential development located on the outskirts of the village of Pelton, offering convenient access to local amenities, recreational facilities, and schools. The area serves as an excellent commuter base with good road and bus links to Durham City, Gateshead, Newcastle upon Tyne, Chester-le-Street, and Sunderland.











GROUND FLOOR

Entrance Lobby

Lounge

14'9" x 11'9" (4.5 x 3.6)

Dining Area

10'9" x 9'10" (3.3 x 3)

Conservatory

9'6" x 9'2" (2.9 x 2.8)

Kitchen

9'6" x 9'6" (2.9 x 2.9)

FIRST FLOOR

Landing

Bedroom

14'1" x 9'10" max (4.3 x 3 max)

En-Suite

6'2" x 5'6" (1.9 x 1.7)

Bedroom

10'9" x 10'2" max (3.3 x 3.1 max)

Bedroom

9'10" x 8'2" (3 x 2.5)

Bathroom

6'6" x 5'6" (2 x 1.7)

EXTERNALLY

Garage

16'0" x 7'10" max (4.9 x 2.4 max)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold currently but vendor is in the process of buying so will be freehold upon completion

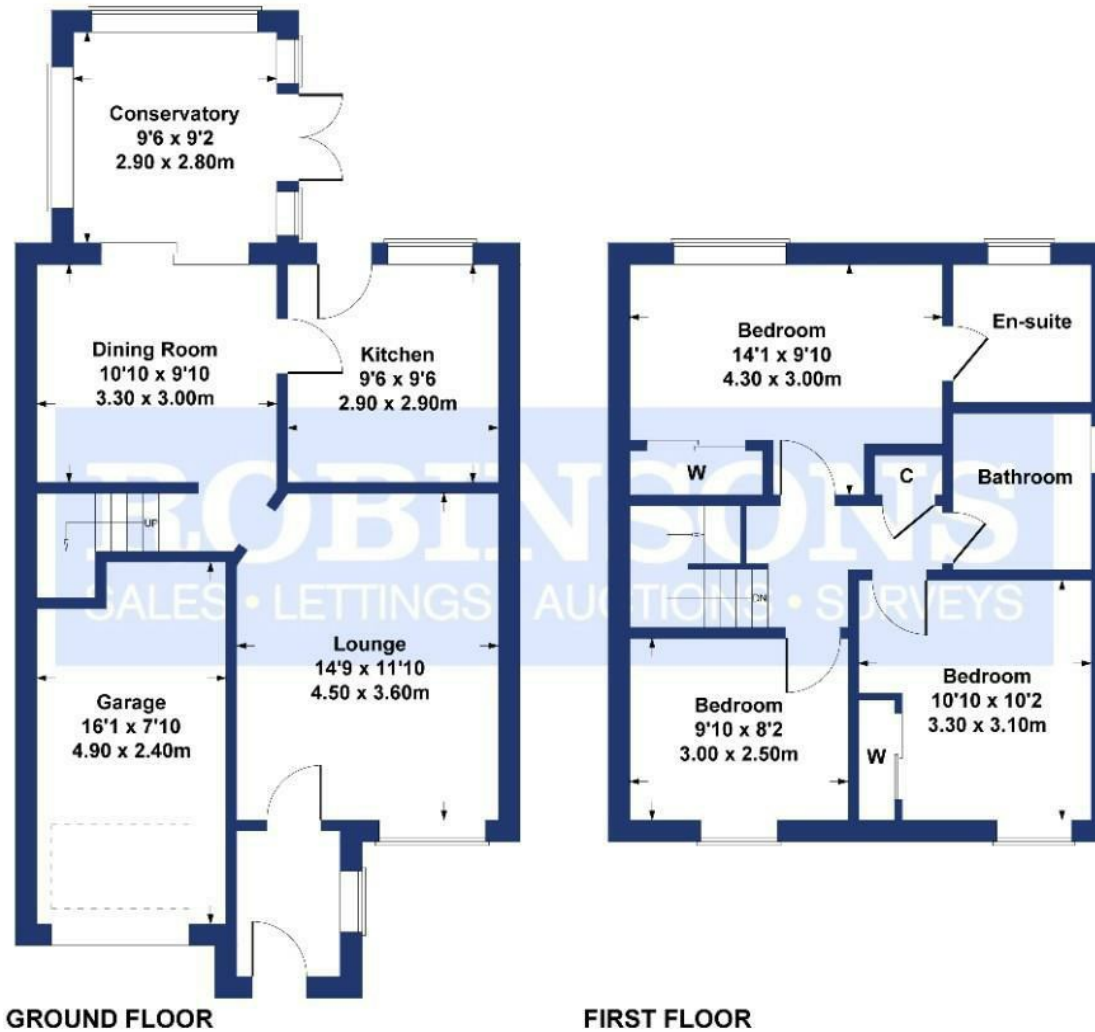
Council Tax: Durham County Council, Band C - Approx. £2,11 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Brackenbeds Close

Approximate Gross Internal Area
1216 sq ft - 113 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

