



Dovecote Drive, Pelton Fell, DH2 2AH
3 Bed - House - Semi-Detached
O.I.R.O £170,000

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Dovecote Drive Pelton Fell, DH2 2AH

Superb Family or First Home ** Well Presented Throughout ** Prominent Position ** Detached Garage & Driveway ** Upvc Double Glazing & GCH ** Two Bathrooms ** Gardens ** Can Be Sold With Some Furnishings ** Must Be Viewed **

Upon entering the ground floor, you are welcomed by a spacious hallway that includes a convenient downstairs WC. At the front of the property, you'll find a modern kitchen featuring a selection of built-in appliances. The rear of the property has a comfortable open-plan living and dining room that provides ample space for entertaining and has patio doors to the rear garden. Upstairs, the master bedroom has an en-suite shower room/WC, and further double and single bedrooms. There is also a family bathroom with an attractive white suite. Outside, the property benefits from an enclosed rear garden, a detached garage, and driveway.

Pelton Fell, located just outside Chester-le-Street in County Durham, is a charming semi-rural village that combines the appeal of countryside living with the convenience of being close to larger towns and cities. The area offers a range of property options, from traditional terraced houses and newer builds to semi-detached and detached family homes, many of which enjoy views of the surrounding fields and green spaces. Ideal for first-time buyers, families, and retirees, Pelton Fell provides a quieter lifestyle with easy access to local amenities in nearby Chester-le-Street, including schools, shops, and healthcare facilities. Commuters benefit from its proximity to the A1(M), linking to Durham, Newcastle, and Sunderland, while nature lovers enjoy nearby parks and walking trails. It's a great option for those seeking a more affordable, community-focused village environment with excellent transport links.











GROUND FLOOR

Hallway

WC

Lounge

16'7 x 15'1 (5.05m x 4.60m)

Kitchen

9'10 x 9'1 (3.00m x 2.77m)

FIRST FLOOR

Bedroom

12'1 x 9'8 (3.68m x 2.95m)

En-Suite Shower Room/WC

7'6 x 3'10 (2.29m x 1.17m)

Bedroom

9'9 x 8'11 (2.97m x 2.72m)

Bedroom

8'0 x 6'8 (2.44m x 2.03m)

Bathroom/WC

6'7 x 6'0 (2.01m x 1.83m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx £1,891PA

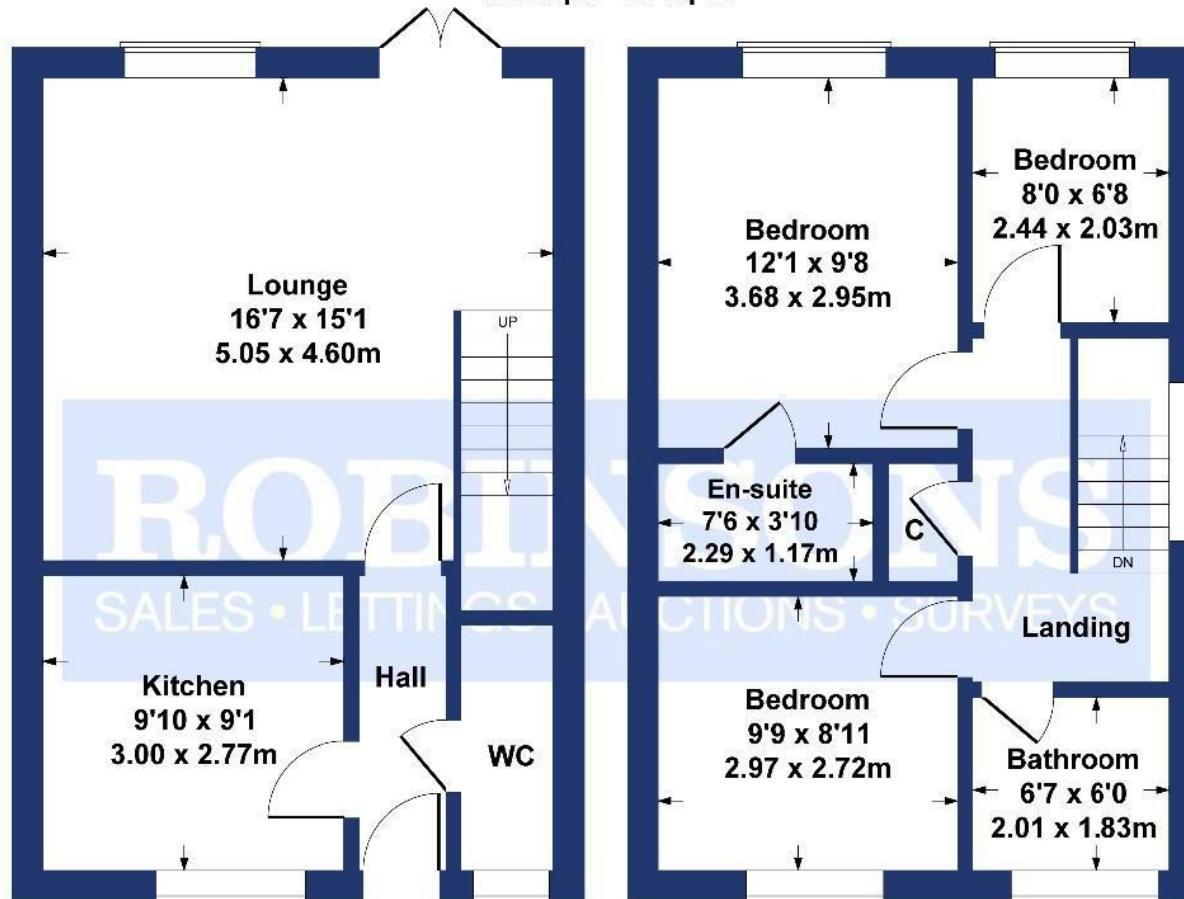
Energy Rating: C



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.

Dovecote Drive

Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR

FIRST FLOOR

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			
(82 plus) A			88
(81-81) B			
(69-80) C		72	
(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.



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