



Brackenbeds Close, Pelton, DH2 1XJ
4 Bed - House - Detached
£260,000

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Brackenbeds Close Pelton, DH2 1XJ

**** Beautifully Presented, Spacious 4-Bedroom Detached Home on a Large Plot ** Freehold on Completion ****

A beautifully presented four-bedroom detached home that's been thoughtfully updated throughout and sits on a generous plot, ideal for families looking for plenty of space and a practical layout. Currently leasehold, the seller is in the process of purchasing the lease, so this will be sold as freehold on completion, giving peace of mind.

The property boasts a refurbished kitchen complete with a granite sink and large oven, flowing into a bright UPVC conservatory fitted with thermal blinds and offering views of the private, well-stocked rear garden. The lounge features a natural stone fireplace and a charming bow window, creating a warm and welcoming atmosphere. The master bedroom benefits from its own en-suite, while the family bathroom provides comfort for all with a rainfall shower, separate bath with waterfall tap, and a stylish walnut vanity unit.

Additional practical features include a utility room with an extra WC on the ground floor, an integral garage with a remote electric door, and a large block-paved driveway with ample parking. The property benefits from gas central heating, UPVC double glazing, and a partially boarded loft space for extra storage.

With a large lawned garden, a block-paved patio, and a garden shed at the back, this home offers a great outdoor space as well. Some furniture, including two brand-new beds, can be included in the sale, making this move-in ready for its next owners – a fantastic opportunity to secure a spacious family home that's been finished to a high standard.













Porch

Lounge

Kitchen/Diner

Utility Room

W.C

Conservatory

FIRST FLOOR

Bedroom

En-Suite

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 267 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Vendor in the process of buying the lease. To be sold as a freehold property upon completion of a sale.

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

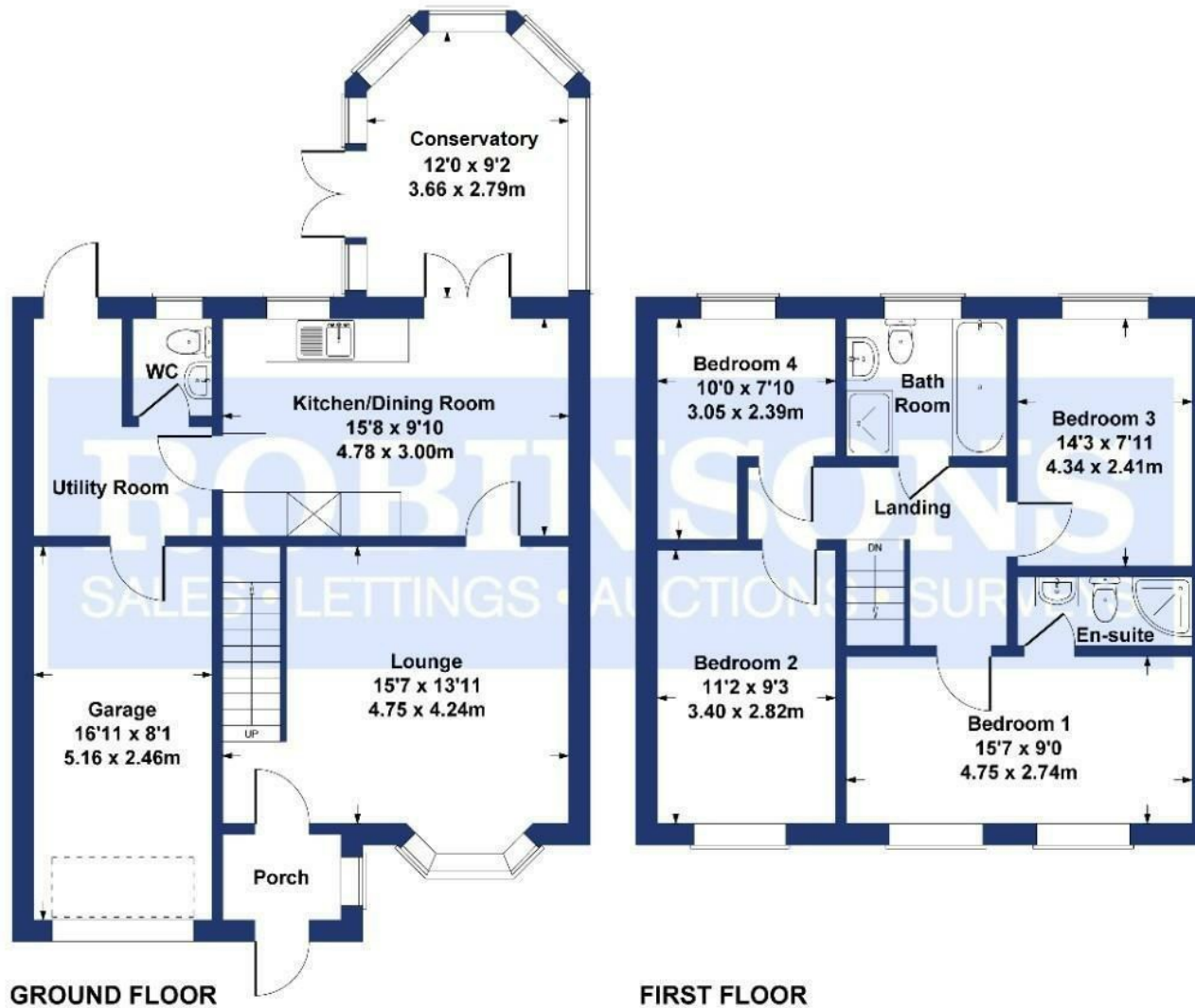
Energy Rating: D

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
1292 sq ft - 120 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

78

64

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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