



Dovecote Drive, Pelton Fell, DH2 2AH
4 Bed - House - Townhouse
£210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Dovecote Drive

Pelton Fell, DH2 2AH

* BEAUTIFULLY PRESENTED AND MUCH IMPROVED * STUNNING RE-FITTED KITCHEN * TWO EN-SUITES - ONE WHICH HAS BEEN RE-FITTED * DOWNSTAIRS WC * VERY SPACIOUS THROUGHOUT * DRIVEWAY AND PARKING * NICE OUTLOOK * OVER 100 YEARS LEFT ON LEASE *

This impressive three-storey townhouse combines modern style with excellent practicality, making it an ideal choice for families. Offering four well-proportioned bedrooms, two en-suites, a family bathroom, and a downstairs WC, the home provides space, comfort and flexibility throughout.

The ground floor features a welcoming entrance hall and a beautifully refitted kitchen/dining area with stylish grey units, a central island and quality appliances. French doors open directly onto the rear garden, creating a bright and sociable space perfect for entertaining.

On the first floor is a generous lounge with French doors and a Juliet balcony, filling the room with natural light and giving an attractive outlook. The main bedroom is also on this floor, complete with its own luxury refitted en suite shower room.

The top floor offers a modern family bathroom and three further double bedrooms, one of which benefits from an en suite, providing excellent versatility.

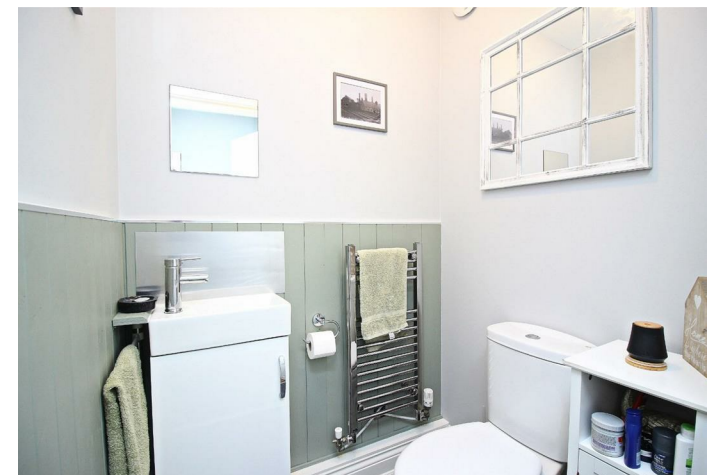
Externally, the property enjoys a pleasant position with gardens to both front and rear (fish pond to be removed), a driveway with parking for two vehicles and a single garage.

Pelton Fell is well placed for a range of amenities, with local shops, schools and services within easy reach. Chester-le-Street town centre is only a short drive away, offering further shopping and transport links, including a mainline railway station with regular services to Newcastle, Durham and beyond.

The nearby countryside and riverside walks also make this location particularly appealing.

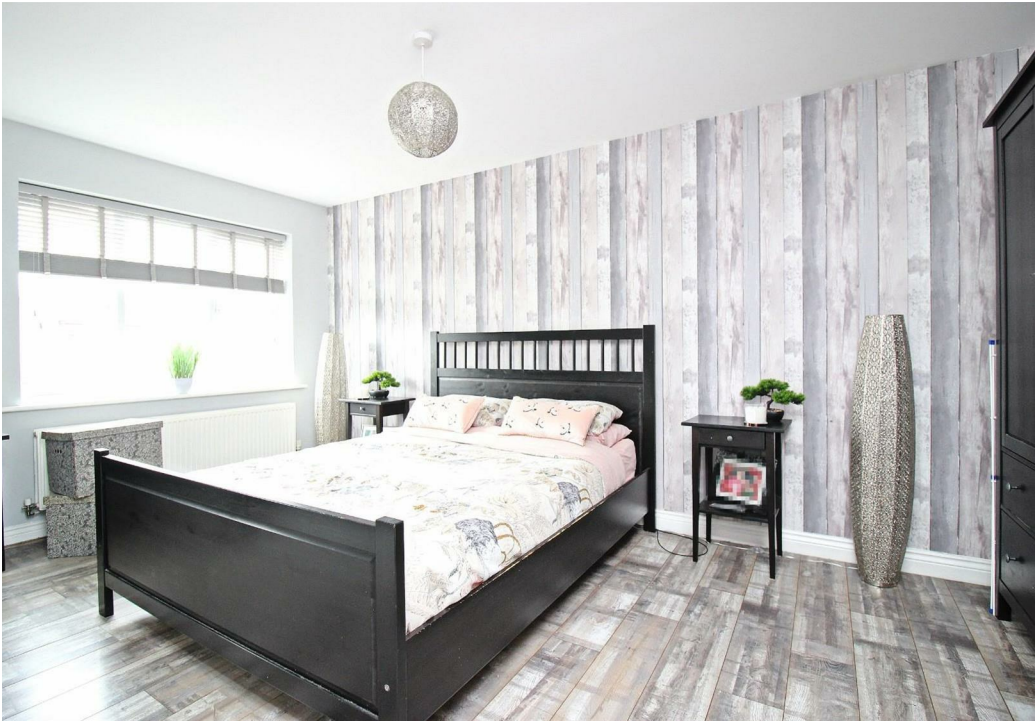
This is a spacious and well-presented home with over 100 years left on the lease, offering buyers peace of mind.

Early viewing is strongly recommended to appreciate the quality and size of accommodation on offer.













GROUND FLOOR

Hallway

Downstairs WC

Kitchen / Family Room

17'4" x 14'1" (5.3 x 4.3)

Garage

18'0" x 9'10" (5.5 x 3)

FIRST FLOOR

Landing

Lounge

17'4" x 11'9" (5.3 x 3.6)

Bedroom

14'9" x 9'10" (4.5 x 3)

En-Suite

SECOND FLOOR

Landing

Bedroom

12'1" x 10'2" (3.7 x 3.1)

Bedroom

11'1" x 10'2" (3.4 x 3.1)

Bedroom

12'1" x 6'10" (3.7 x 2.1)

Family Bathroom

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains, metered

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold, 104 years reaming, £201.90 per year

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

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.

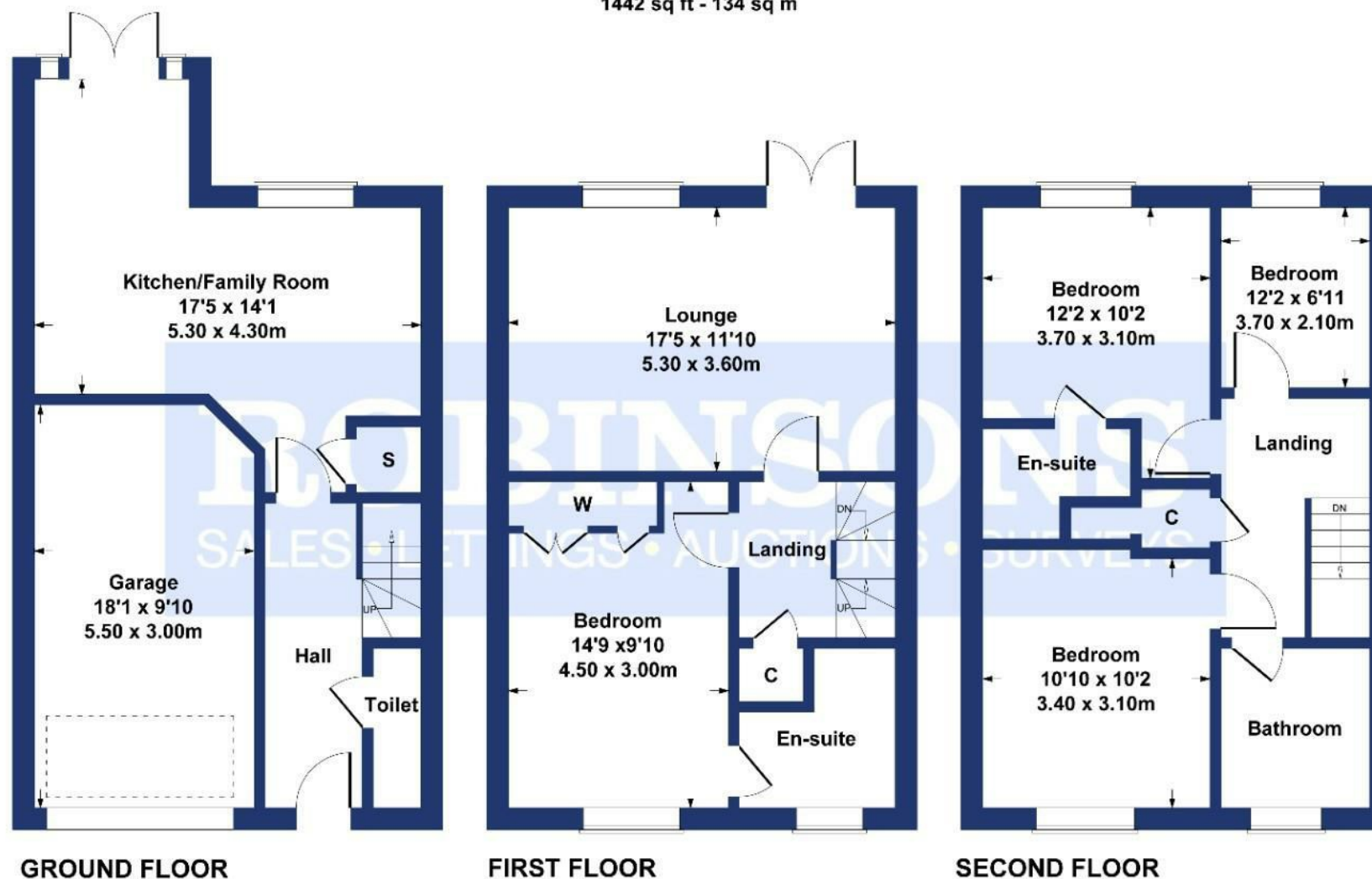
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Dovecote Drive
Approximate Gross Internal Area
1442 sq ft - 134 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		83
(81-81) B		
(69-80) C	75	
(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	



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. 2025

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@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

