

COPELAND RESIDENTIAL

SALES & LETTINGS



Rosecroft, Pelton, DH2

Asking Price

£230,000

4 BEDROOM DETACHED HOUSE
NO CHAIN
FREEHOLD
DOUBLE DRIVEWAY



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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CHAIN FREE, 4 BEDROOM DETACHED HOUSE, AMPLE SPACE FOR ADDITIONAL PARKING. Set on the desirable Rosecroft development in Newfield, Pelton this 4 bedroom detached property sits on an enviable plot with southerly facing rear gardens. A traditional style hallway runs through the ground floor providing access to the lounge and family kitchen. A 'Bay' style window is to the front and provides a pleasant outlook which isn't overlooked by neighbouring properties. The dining room flows from the lounge and is located to the rear. French doors are installed within the dining room to provide superb access to the gardens. The dining area provides ample space for a dining table and furniture. Cooking appliances and ample wall and base units are within the kitchen. The flooring is fully tiled and again provides views over the rear gardens. A utility room with plumbing for a washing machine and dishwasher is available along with a wall mounted gas boiler and additional sink unit. The ground floor WC is off the utility room which provides WC and hand wash facilities.

To the 1st floor the good sized landing leads to all 4 bedrooms and the family bathroom. Bedroom 1 is a good sized double and flows to a fully tiled en-suite shower room. 3 further bedrooms provide ample sleeping space. The family bathroom consists of a white suite with bath, hand basin and WC complimented by part tiled walls and tiled flooring. Externally to the front there's a driveway for 2 /3 cars with lawns to the front to create additional parking if required. A single garage is to the front which benefits from an up and over door along with lights and power installed. Leading to the rear, a southerly facing garden boasts a paved patio area and lawns.

There is a tenant currently in property until 13/02/2026 paying £1000.00 pcm.

Newfield is a small village within easy commuting distance to Chester le Street & Stanley. A well regarded primary school, store and public house are all within the village. Excellent countryside is also close by including the coast to coast cycle tracks.

Property comprises

Entrance Hallway. Accessed via a double glazed door, double glazed windows to front, radiator, spot lights to ceiling, storage cupboard, smoke alarm and stairs to the 1st floor.

Lounge. 16' x 10' (4.89m x 3.06m) 'Bay' style double glazed window to front, radiator, tv point, leading to dining room.

Dining Room. 10'2 x 10' (3.11m x 3.05m) French doors to rear and radiator.

Kitchen. 11'5 x 8'10 (3.47m x 2.70m) Double glazed window to rear, wide



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range of wall and base units, integrated gas hob, electric oven, extractor hood, 1 1/2 bowl stainless steel sink and drainer, mixer tap, space for fridge freezer, tiled flooring, radiator and spot lights to ceiling.

Utility Room. 7'4 x 4'10 (2.23m x 1.47m) Double glazed door to rear, double glazed window to side, gas boiler, plumbed for washing machine, plumbed for dishwasher, stainless steel sink and drainer, radiator, tiled flooring and extractor fan.

Ground Floor WC. 5'8 x 4' (1.73m x 1.23m) Double glazed window to side, WC, hand wash basin, tiled flooring and radiator.

1st Floor Landing. Hardwired smoke alarm, storage cupboard with water tank and loft access.

Bedroom 1. 13'3 x 11'4 (4.04m x 3.45m) Double glazed window to front, port hole window to front, fitted wardrobes and radiator.

En-Suite. 6' x 5'2 (1.82m x 1.56m) Double glazed window to front, shower enclosure, WC, hand wash basin, tiled walls, tiled flooring, heated towel rail, spot lights to ceiling and extractor fan.

Bedroom 2. 11'1 x 8'2 (3.38m x 2.50m) Double glazed window to rear and radiator.

Bedroom 3. 10'5 x 7'8 (3.48m x 2.35m) Double glazed window to rear and radiator.

Bedroom 4. 8'6 x 7'1 (2.59m x 2.15m) Double glazed window to rear and radiator.

Family bathroom. 8'10 x 5'7 (2.70m x 1.70m) Double glazed window to side, bath, WC, hand wash basin, part tiled walls, tiled flooring, radiator and extractor fan.

Externally there's a double driveway to the front and lawned garden. A path to the side leads to the southerly facing rear garden which consists of a good sized paved patio and lawns.



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