

COPELAND RESIDENTIAL

SALES & LETTINGS



Plantation Close, Pelton Fell, DH2

Offers in Excess of
£319,950

Four Bedroom Home
Garage
Upgraded Kitchen
Flexible Layout
South Facing Rear Garden
Utility Room



TELEPHONE: 0191 389 4966

E-MAIL: copelandsaleslettings@gmail.com

WEBSITE: www.copelandresidential.co.uk

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

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We are delighted to welcome to the sales market this attractive four bedroom detached home located in Pelton Fell. This property was purchased direct from Taylor Wimpey and is of the "Teesdale" design offering ample space with superb flexible living spaces. The property benefits from a NHBC with 6 years remaining, off road parking for up to 3 cars with 2 car driveway and garage to the rear of the property. Among the upgrades the current owners have added Hive active heating and smart Locks to the property helping bring this property more into the modern day.

This impressive home is a wonderful choice for those looking to take their next steps on the property ladder and offers a layout which is sure to allow you to grow into this modern home. Offered at an attractive asking price of £330,000 this is the perfect family home.

From the moment you enter the property you get a real sense of the properties design for real living. A bright and welcoming entrance hallway leads into a cosy snug or office space and also entices you into a comfortable, bright and spacious family living room. Leading to the rear of the property is the upgraded kitchen/dining room. The current owners have chosen ample upgrades from the builder from upgraded Quartz worktops.

Outside, the appeal continues with the sense of a detached home in a pleasant residential setting, offering that extra layer of peace and independence. Whether you're dreaming of summer evenings, a safe space for children to play, or simply somewhere to unwind at the end of the day, this is a home that invites you to slow down and enjoy it.

Pelton Fell is well placed for day-to-day essentials, with supermarkets within easy reach, along with a choice of schools, leisure facilities and healthcare services nearby. For commuters and weekend plans, rail links are accessible from the surrounding area, connecting you to wider destinations with ease.

This property offers the space and versatility that makes a house feel like a long-term home: four bedrooms for flexibility, two bathrooms for comfort, two reception rooms for the way you actually live, and a detached setting that brings a welcome sense of privacy. It's a home where you can entertain, work, relax and grow, all in one place.

Entrance Hallway – Smart locks on the front composite door, laminate flooring, wall mounted radiator, stairs leading to the first floor.

Lounge 3.61m x 4.77m (11' 9" x 15' 8") – Spacious lounge with large uPVC double glazed window, fitted carpet, wall mounted radiator, pendant light fitting.

Kitchen/dining Room 3.07m x 5.81m (10' 1" x 19' 1") Upgraded kitchen



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with Quartz worktops, spotlights in the kickboards, Induction hob, uPVC double glazed window, laminate flooring, integrated dishwasher, downlights, spotlights, integrated oven, integrated microwave, French uPVC patio doors leading into the rear garden.

Utility Room – Integrated washing machine, Boiler, rear door leading into the rear garden.

Study 2.70m × 2.94m, (8' 10" × 9' 8") – uPVC double glazed window, fitted carpets, wall mounted radiator, pendant light fitting.

Bedroom 1 3.57m × 3.67m, (11' 9" × 12' 1") – Generously sized master bedroom with fitted wardrobes, wall mounted radiator, uPVC double glazed window to the front, fitted carpets.

En-suite – Shower enclosure, WC, uPVC double glazed window,

Bedroom 2 2.71m × 4.07m, (8' 11" × 13' 2") – Second double bedroom with uPVC double glazed window, fitted wardrobes, fitted carpets.

Bedroom 3 2.71m × 2.83m, (8' 11" × 9' 4") Good sized single bedroom with uPVC double glazed window, fitted carpets.

Bedroom 4 2.64m × 1.90m, (8' 8" × 6' 3") – Currently used as an additional office, uPVC double glazed window, fitted carpets.

Family bathroom – With tiled bath surround, walf wall tiles, WC, wash basin and uPVC double glazed window.



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