

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Chester Burn Close, Pelton Fell, DH2

Asking Price

**£210,000**

Young Popular Estate  
3 Bedroom Detached  
2 Reception Rooms  
3 Bathrooms  
South Facing Garden  
Garage + Drive  
Tenure: Freehold  
Council Tax Band: C



TELEPHONE: 0191 389 4966

E-MAIL: [copelandsaleslettings@gmail.com](mailto:copelandsaleslettings@gmail.com)

WEBSITE: [www.copelandresidential.co.uk](http://www.copelandresidential.co.uk)

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

# COPELAND RESIDENTIAL

## SALES & LETTINGS

Situated in a new sought-after residential cul-de-sac in Pelton Fell, this beautifully presented three-bedroom detached house on Chester Burn Close is offered for sale at an asking price of £210,000. Spacious and modern throughout, the property is ideal for growing families or those simply seeking additional room for entertaining and relaxation. With two well-proportioned reception rooms and three bathrooms, the home has been thoughtfully designed to suit a range of lifestyles.

Upon entering, you are welcomed by a bright entrance hallway which leads through to the generously proportioned living areas. The first reception room, currently used as a family lounge, benefits from ample natural light and a comfortable, airy ambience. The second reception room offers additional versatility, whether used as a formal dining room, office space, or a playroom. The contemporary kitchen is fitted with modern units and integrated appliances, with ample workspace and storage to meet any culinary requirement.

Upstairs, the property boasts three well-sized bedrooms, with the master benefiting from its own en-suite bathroom. A stylish family bathroom and an additional downstairs WC complete the superb accommodation. Finished to a high modern standard, each room has been thoughtfully decorated and maintained. The thoughtfully designed layout ensures a spacious and practical flow throughout the home.

Externally, the property enjoys a South-facing garden ideal for outdoor entertaining or children's play, along with off-street parking provisions. Chester Burn Close benefits from excellent local amenities. Pelton Fell is well-served by several supermarkets, with major retailers such as Tesco and Morrisons located within a 10-minute drive. Families will appreciate easy access to reputable local primary and secondary schools within a two-mile radius, while leisure facilities including gyms, parks, and community centres are also conveniently close.

For healthcare needs, residents are within easy reach of local GP surgeries, ensuring quality medical services are readily available. Commuters are well catered for, with Chester-le-Street railway station just over 2 miles away, offering regular services to Durham, Newcastle, and beyond. Newcastle International Airport is approximately a 25-minute drive, connecting you to a broad array of domestic and international destinations.

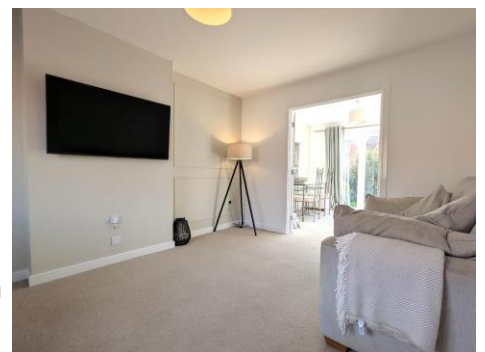
Overall, this detached home offers comfortable and flexible accommodation in a highly desirable and convenient location, making it a perfect choice for buyers seeking both practicality and quality. Early viewing is highly recommended to appreciate all that this lovely home has to offer. Tenure: Freehold

Council Tax Band: C

EPC In Progress

Room Descriptions

Hallway - Enter via a composite front door into a brightly decorated hallway with carpeted flooring. Offering access to a lounge, kitchen, WC,



# COPELAND RESIDENTIAL

## SALES & LETTINGS

built-in cupboard and carpeted staircase to the first floor. Wall mounted radiator.

Lounge - 14'5 x 10'6 (4.44m x 3.26m) - A spacious and bright lounge with a front-facing UPVC double glazed window, decorative wall features, wall mounted radiator and double doors leading to the dining room.

Dining Room - 9'6 x 10'6 (2.93m x 3.26m) - Carpeted dining room with rear-facing UPVC double French doors looking out onto a south-facing garden. Wall mounted radiator and access to the kitchen.

Kitchen - 10'1 x 8' (3.09m x 2.46m) - Vinyl flooring, range of modern fitted base and wall units, and work surfaces. Integrated electric oven and gas hob with overhead extractor and washing machine. Space for a freestanding fridge/freezer. Logic combination boiler. Stainless steel sink with mixer tap below a rear-facing UPVC double glazed window. Wall mounted radiator.

WC - Vinyl flooring and front-facing UPVC double glazed window, access to a toilet and wash basin. Wall mounted radiator and extractor fan.

First Floor Landing - Carpeted landing with access to 3 well-proportioned bedrooms, family bathroom, built-in cupboard and loft hatch. Side-facing UPVC double glazed window.

Bedroom One - 9'2 x 10'7 (2.83m x 3.27m) - Carpeted bedroom with a rear-facing UPVC double glazed window. Panelled feature wall and wall mounted radiator.

Ensuite - 4'7 x 8'2 (1.44m x 2.50m) - Vinyl flooring, access to a toilet, wash basin and shower cubicle with a mains supplied shower and full height tiled splashback. Wall mounted radiator.

Bedroom Two - 6'8 x 10'6 (2.10m x 3.26m) - Carpeted bedroom with a front-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three - 10'2 x 8'3 (3.12m x 2.55m) - Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Family Bathroom - 4'6 x 7'7 (1.42m x 2.37m) - Vinyl flooring and a low height tiled splashback. Access to a toilet, wash basin and bath. Front-facing UPVC double glazed window. Wall mounted radiator and extractor fan.

Exterior - To the front is a small garden with a drive leading up to an attached single garage and Ohme car charger and gated side access to the rear. To the rear is a spacious south-facing garden with patio area.



# COPELAND RESIDENTIAL

SALES & LETTINGS

