



**Little Burn Way, Pelton Fell, DH2 2PF**  
**3 Bed - House - Detached**  
**Offers Over £210,000**

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\* BEAUTIFULLY PRESENTED \* CUL DE SAC POSITION \* ATTRACTIVE KITCHEN AND BATHROOMS \* MODERN FIRE IN LOUNGE \* EN SUITE AND DOWNSTAIRS WC \* GARAGE AND PARKING \* SIZEABLE ENCLOSED REAR GARDEN \*

This beautifully presented home is situated within a quiet cul de sac in the popular Pelton Fell area and offers well-proportioned, modern accommodation ideal for family living. The property benefits from an attractive fitted kitchen and bathrooms, a modern fire installed in the spacious lounge, and generous outdoor space.

The floorplan comprises an entrance hallway, impressive full-length lounge, attractive full-length dining kitchen and a downstairs WC. To the first floor there are three bedrooms, with the main bedroom benefiting from an en suite, along with a family bathroom.

Externally, the property enjoys gardens along with a driveway providing off-street parking, access to the garage and a large shed offering excellent storage. The rear garden is enclosed and of a good size, making it ideal for families or outdoor entertaining.

Little Burn Way forms part of the popular Pelton Fell development, a well-regarded residential area close to Chester le Street. The location is convenient for access to a range of local amenities including shops, schools and everyday services, with further facilities available in Chester le Street town centre.

The area is also well placed for commuting, with excellent road links via the A693 and A1(M) providing easy travel to Durham, Newcastle, Gateshead and Sunderland. Nearby green spaces, including Riverside Park and local walking routes, further enhance the appeal, making this a particularly attractive location for a wide range of buyers.

#### AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

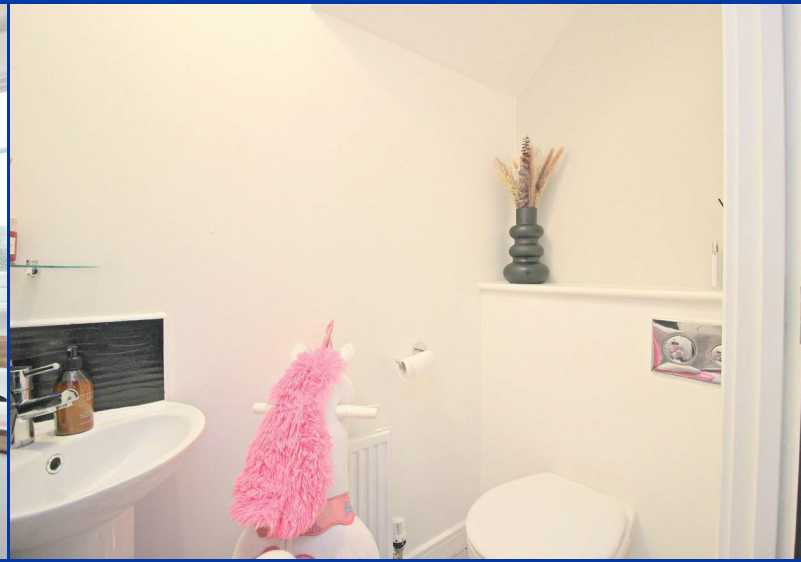
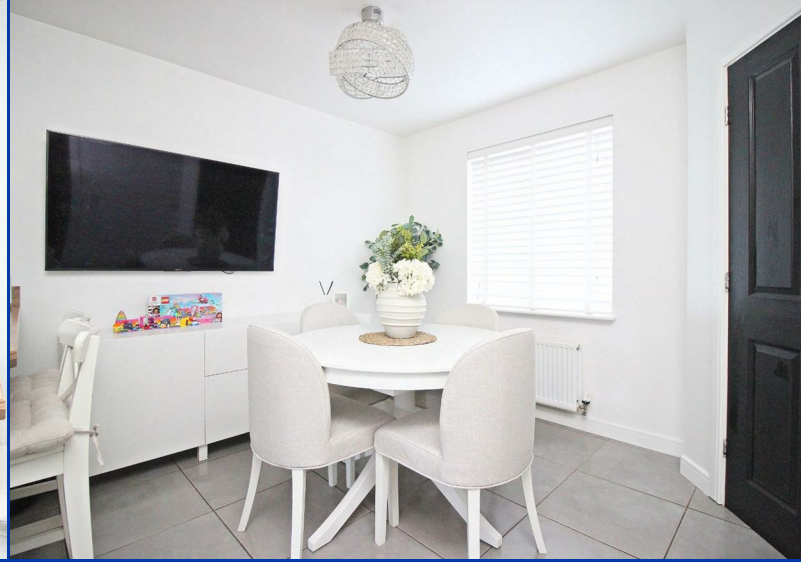
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.





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**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

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		
EU Directive 2002/91/EC		
England & Wales		

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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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