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Heathmeads, Pelton, DH2 1NB  
3 Bed - Bungalow - Dormer Semi Detached  
£190,000

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# Heathmeads

## Pelton, DH2 1NB

\* NO CHAIN \* DECEPTIVELY SPACIOUS DORMER BUNGALOW \* LARGE PRIVATE REAR GARDEN \* TWO BATHROOMS \* CONSERVATORY \* OFF-STREET PARKING \* SOUGHT AFTER LOCATION \*

Tucked away at the foot of the traditionally highly regarded Heathmeads estate in Pelton, this deceptively spacious dormer bungalow offers versatile and well-proportioned accommodation throughout, with no onward chain making it an attractive purchase.

The floorplan comprises an entrance hallway, a wet room and WC which was previously a bedroom, a large L-shaped lounge and dining room, a kitchen, a conservatory, and a ground floor bedroom. To the first floor there are two further bedrooms and a large family bathroom with a separate shower cubicle. One of the bedrooms benefits from access to a crafts room or study (no window), which in turn leads to a generous eaves storage space, providing excellent additional storage options.

Externally, to the front there is off-street car parking. To the rear, the property enjoys a very large and private garden which includes a patio area with steps leading down to a lawned garden, framed by mature hedging and offering a real sense of seclusion.

Heathmeads is a traditionally well-regarded residential estate in Pelton, a village with its own local amenities including shops and everyday services close by. Chester le Street town centre is within easy reach, offering a wider range of shops, supermarkets, restaurants, leisure facilities and well-regarded schools at both primary and secondary level. For commuters, the location is well placed for access to the A693 and A1(M), providing straightforward road links to Durham, Newcastle, Gateshead and Sunderland. Chester le Street railway station is also within easy reach, offering regular services along the East Coast Main Line. Those who enjoy the outdoors will appreciate the nearby green spaces and walking routes, with Beamish and the surrounding countryside a short drive away.









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## GROUND FLOOR

### Hallway

### Lounge / Dining Room

21'11" x 18'0" (6.7 x 5.5)

### Kitchen

11'9" x 8'10" (3.6 x 2.7)

### Conservatory

15'8" x 9'2" (4.8 x 2.8)

### Shower / WC

9'10" x 9'6" (3 x 2.9)

### Bedroom

11'9" x 9'10" (3.6 x 3)

## FIRST FLOOR

### Landing

### Bedroom

13'1" x 11'1" (4 x 3.4)

### Crafts Room

### Eaves Storage

### Bedroom

21'7" x 8'10" (6.6 x 2.7)

### Bathroom

11'9" x 8'10" (3.6 x 2.7)

## AGENT'S NOTES

Council Tax: Durham County Council, Band C

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 – NA

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>

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

Accessibility/Adaptations – converted to dormer, extended, garden bought as additional land

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.

## Marketing Materials

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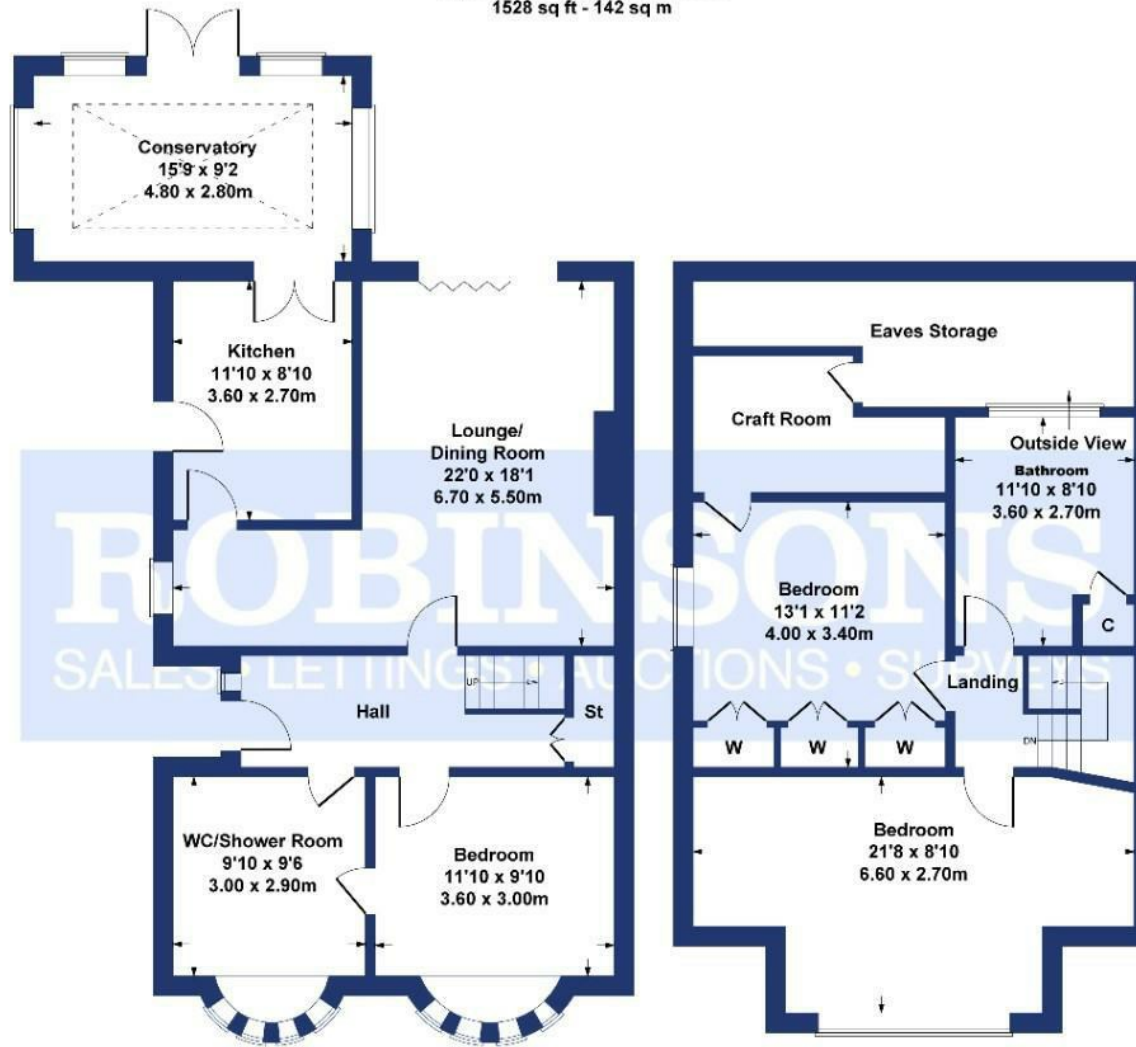
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:



# Heathmeads

Approximate Gross Internal Area  
1528 sq ft - 142 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
England & Wales		EU Directive 2002/91/EC	

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.

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