



Rowan Walk, High Hold, Pelton, DH2 1FH
4 Bed - House - Detached
£275,000

ROBINSONS
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Rowan Walk

High Hold, Pelton, DH2 1FH

**** Stunning Family Home ** Popular Location ** Outskirts of Chester Le Street & Durham **
Ample Parking ** Detached Garage ** Gardens ** Early Viewing Advised ****

Robinsons are thrilled to introduce this meticulously presented, newly built four-bedroom family residence situated within the highly sought-after Miller Homes development on the outskirts of Pelton and High Handenhold, Chester-le-Street.

This inviting and generously proportioned home comes complete with the remainder of the builder and NHBC warranty, providing ideal family living. The ground floor of the property features an entrance hallway leading to the lounge and a spacious kitchen/diner, creating an ideal space for entertaining. Adjacent to the hallway is a convenient WC, while a concealed laundry area can be found under the stairs. On the first floor, four well-proportioned bedrooms await, including a master bedroom with en-suite facilities, complemented by a family bathroom. External features encompass a detached garage, a double driveway, and a rear garden.

Recently constructed, this residence boasts impeccable presentation and incorporates several upgraded features beyond the standard builder's fixtures and fittings specification.

Nestled in a prime location within the development, the property offers convenient access to Chester-le-Street and Stanley, both just a brief 5-minute drive away. The nearby A1M road network facilitates effortless commuting throughout the North East region. Furthermore, this exceptional property falls within the catchment area of several esteemed primary and secondary schools.













Hallway

W.C

Lounge

Dining Kitchen

FIRST FLOOR

Bedroom

Ensuite

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

External features encompass a detached garage, a double driveway, and a rear garden.

AGENT'S NOTES

Council Tax: Durham County Council, Band D

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 – The Vendor is 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 – Not applicable

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.

Accessibility/Adaptations – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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.

