



Thornton Lea, Pelton, DH2 1UN  
3 Bed - House - Semi-Detached  
Offers Over £180,000

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## Thornton Lea Pelton, DH2 1UN

Immaculately presented and finished to show-home standards, this stunning three-bedroom home in the traditionally sought-after Thornton Lea development has been extended to offer exceptional open-plan living. Perfect for families or professionals, the property combines style, comfort, and practicality throughout.

Upon entering, the vestibule with laminate flooring and a storage cupboard leads into the spacious open-plan lounge. Featuring a stylish fire and cinema wall, a large bay window, and a spindled staircase, this area is bright and welcoming with solid wood flooring adding a touch of elegance. The separate dining area offers an ideal space for entertaining or family meals.

The highlight of this home is the superbly fitted kitchen/family room. Boasting sleek white units, wood-effect worktops, and integrated appliances, including a hob, oven, microwave, fridge-freezer, and dishwasher, this space is both functional and stylish. Velux windows and French doors flood the area with natural light, creating a seamless flow to the rear garden. A separate utility area/small garage provides additional storage and plumbing for a washing machine.

Upstairs are three well-proportioned bedrooms, each thoughtfully finished with coving and ample natural light. The luxurious bathroom features a panelled bath with shower over, a vanity unit with storage, a housed WC, and elegant tiling.

Externally, the property includes a low-maintenance front garden and off-road parking for two vehicles. To the rear is a beautifully landscaped garden designed for both relaxation and entertainment. Featuring a raised artificial lawn for low-maintenance upkeep, it also includes a stylish covered seating area, perfect for enjoying the outdoors in any weather. Adjacent to this is a paved patio, ideal for al fresco dining or gatherings. The space offers ample room for children's play equipment or additional outdoor furniture, all set within a private, fenced boundary.





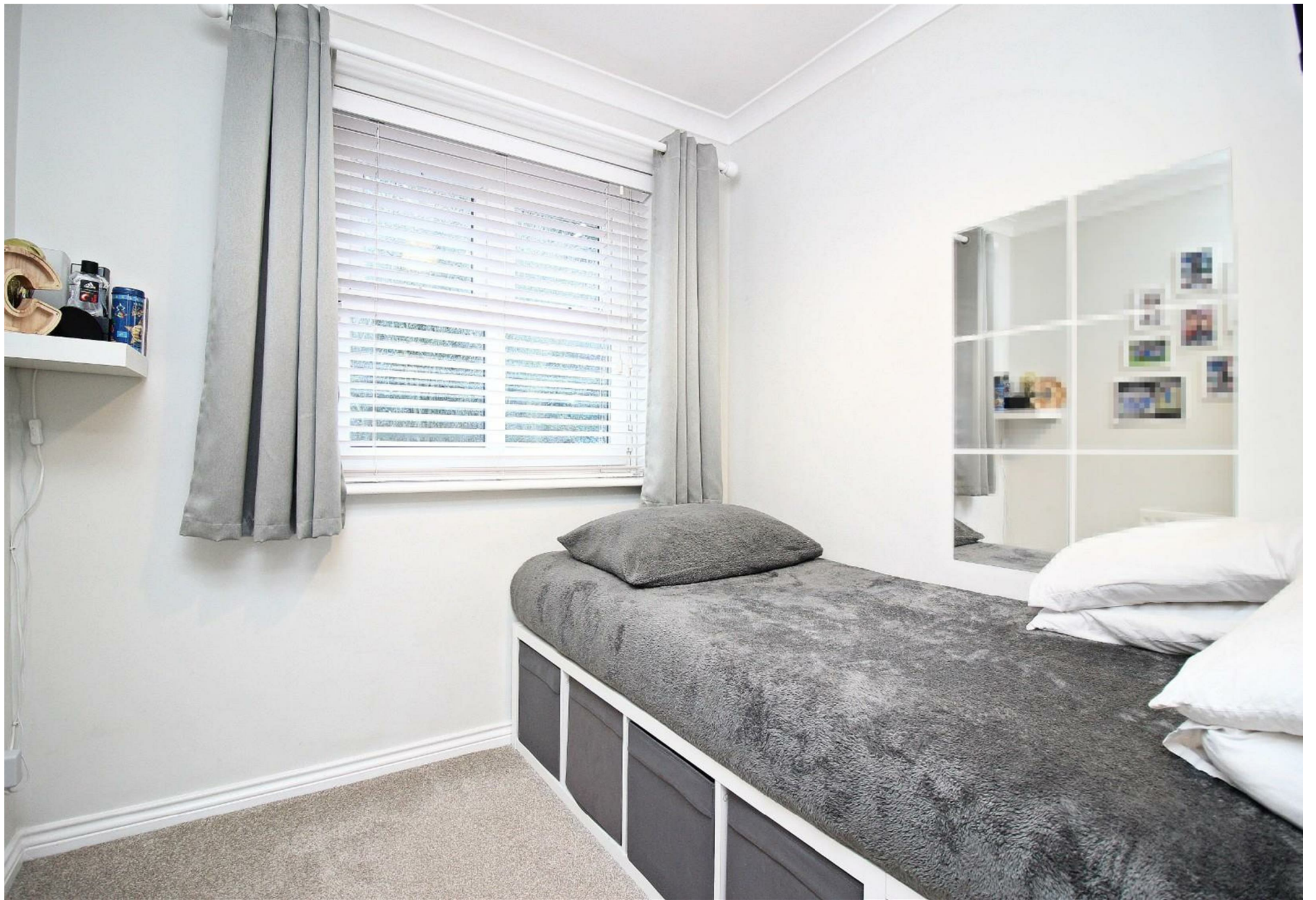
















**Entrance**

**Lounge**

**Dining Room**

**Kitchen**

**Storage Room**

**FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bedrom**

**Bathroom**

**External**

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**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 58 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

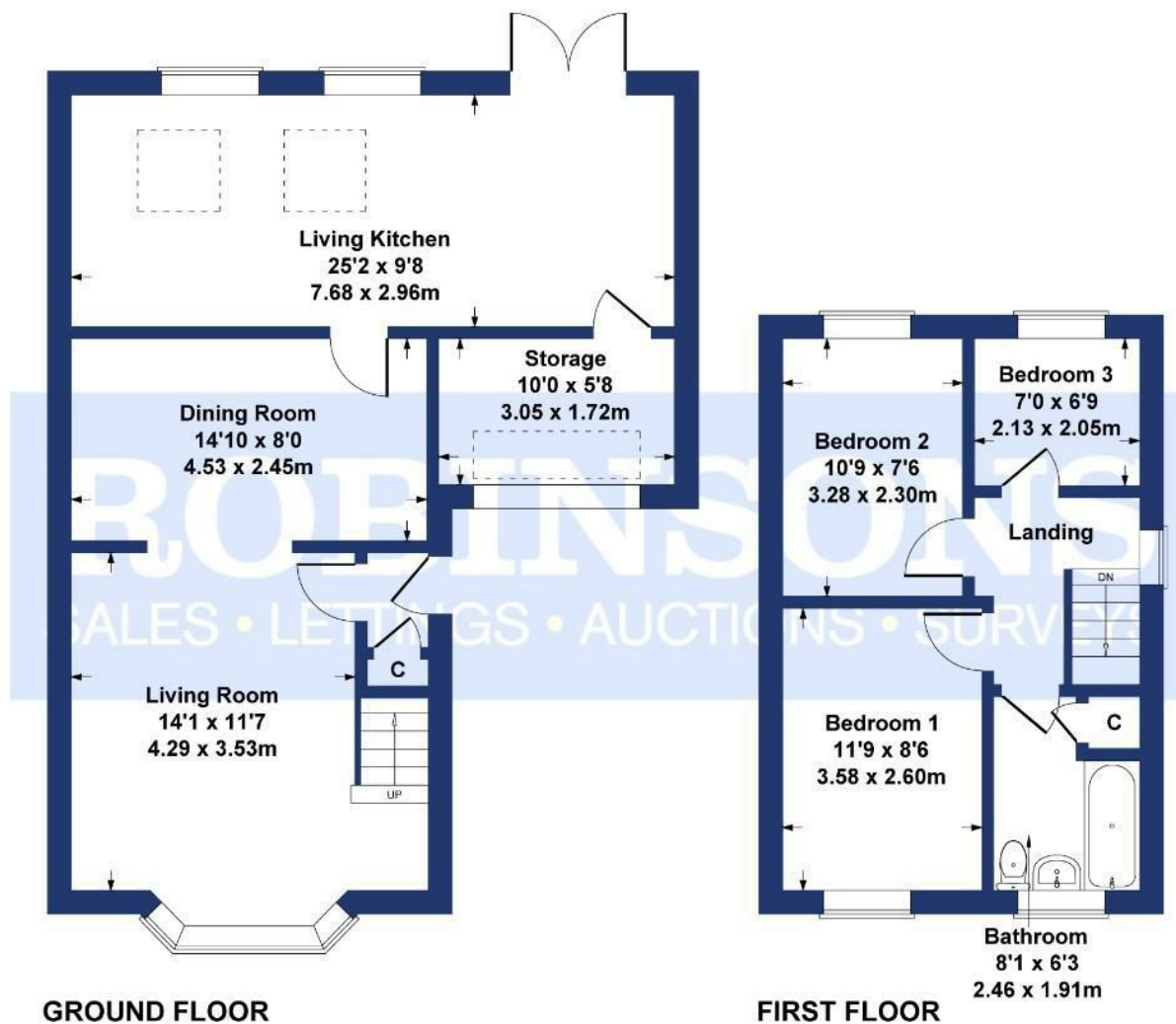






# Thornton Lea

Approximate Gross Internal Area  
1013 sq ft - 94 sq m



## 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

80

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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.



