



Dovecote Drive, Pelton Fell, DH2 2AH
4 Bed - House - Townhouse
Offers Over £190,000

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Dovecote Drive Pelton Fell, DH2 2AH

A beautifully presented, significantly enhanced, generously proportioned family home spanning three floors, perfectly suited to a variety of discerning buyers seeking a high-quality residence.

Situated pleasantly within a sought-after modern development, conveniently positioned for local schools and transportation links. Elegant in design and featuring two en-suite shower rooms.

The spacious, re-fitted kitchen and family room, with French doors opening onto the enclosed garden, provide a delightful focal point. Additionally, a convenient ground floor WC is provided.

The first-floor lounge enjoys a charming open aspect to the front, overlooking verdant surroundings. The primary bedroom boasts an impressive en-suite shower room.

Ascending to the second floor reveals a second bedroom with a newly refurbished en-suite shower room, along with two further versatile bedrooms. There is also a well maintained family bathroom.

Externally, there are enclosed gardens to the front and rear, parking facilities, and a garage for storage complete the offering.

Internal viewing is highly recommended to fully appreciate the scale, adaptability, and prime location of this property. We believe it will appeal to a broad spectrum of potential buyers, including families and commuters, given its superb access to amenities, schools, and leisure facilities.

Additionally, the property's proximity to medical services, as well as excellent road, rail, and bus links, provides convenient access to the region's major towns and cities, including Newcastle upon Tyne, Gateshead, Durham, and Sunderland.













GROUND FLOOR

Hallway

Downstairs WC

Garage

18'0" x 9'10" (5.5 x 3)

Kitchen / Family Room

17'4" x 14'1" (5.3 x 4.3)

FIRST FLOOR

Landing

Lounge

17'4" x 11'9" (5.3 x 3.6)

Bedroom

14'9" x 9'10" (4.5 x 3)

En-Suite

SECOND FLOOR

Landing

Bedroom

12'1" x 10'2" (3.7 x 3.1)

En-Suite

Bedroom

11'1" x 10'2" (3.4 x 3.1)

Bedroom

12'1" x 6'10" (3.7 x 2.1)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

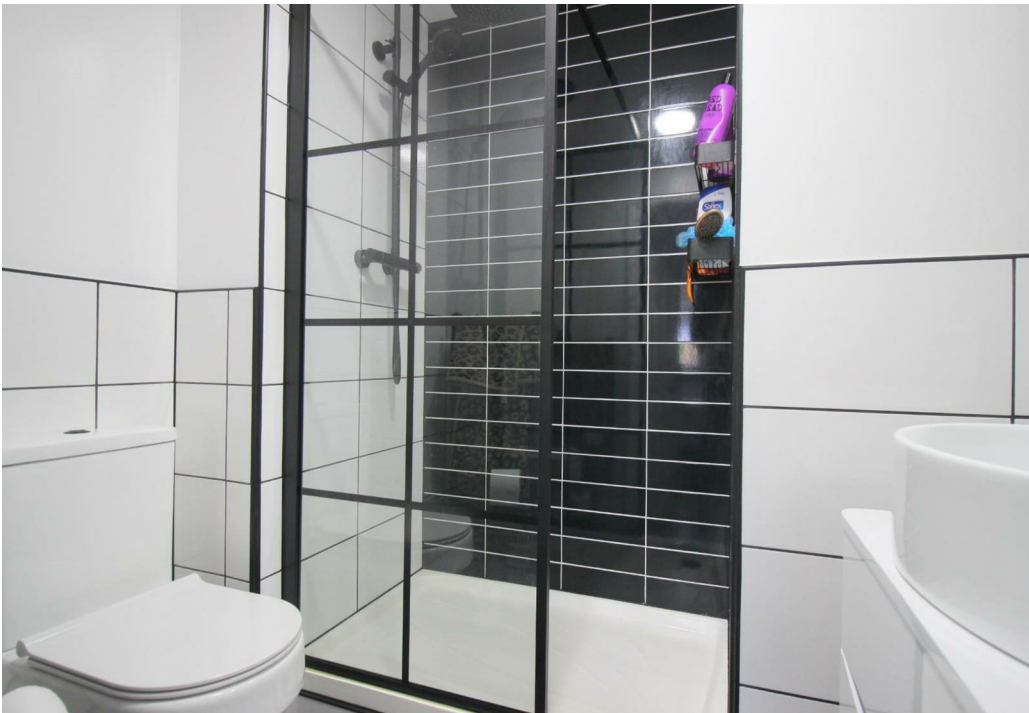
Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx £2,431PA

Energy Rating: C



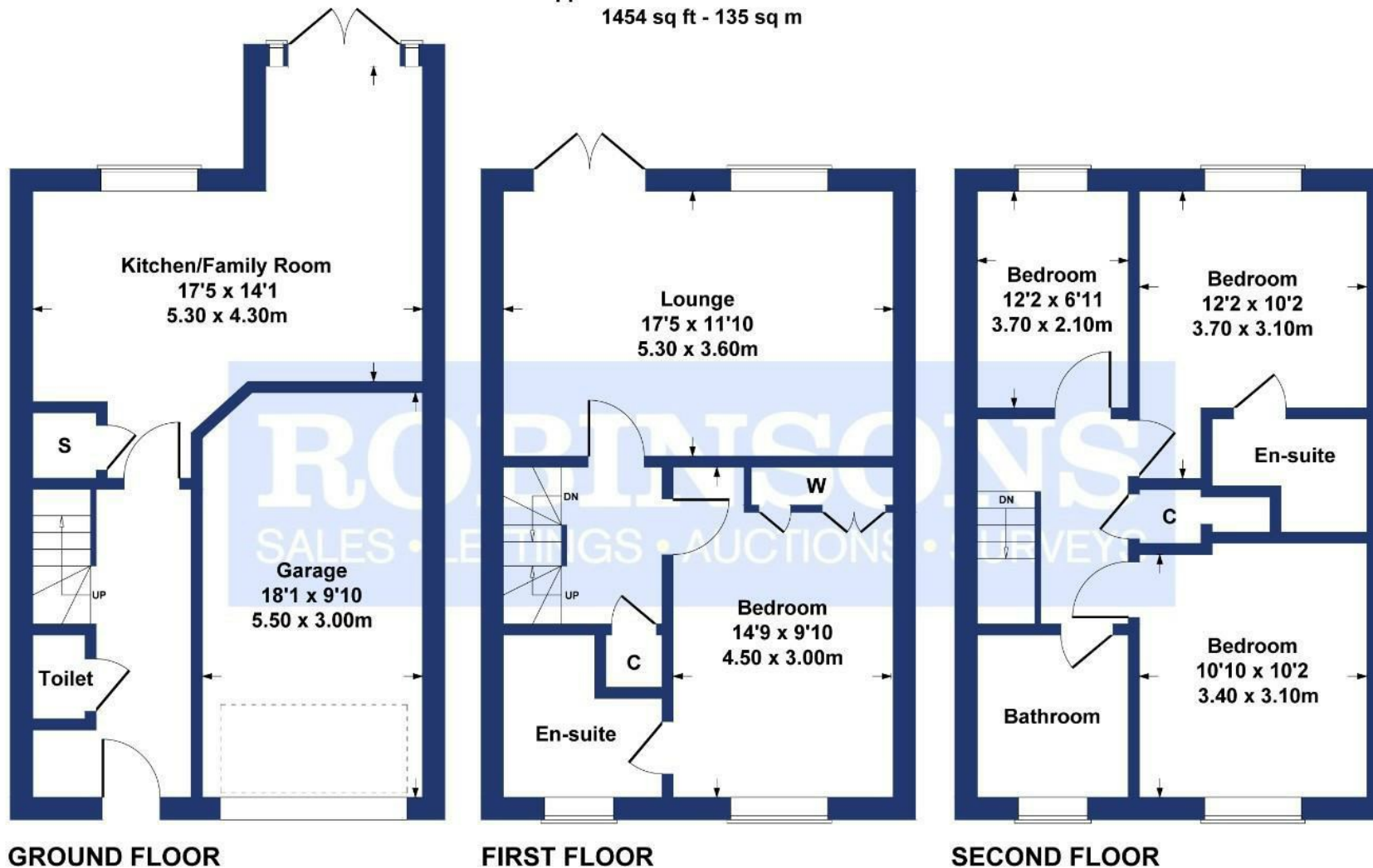
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Dovecote Drive

Approximate Gross Internal Area
1454 sq ft - 135 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(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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