



Dovecote Drive, Pelton Fell, DH2 2AH
3 Bed - House - Semi-Detached
£168,995

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BEAUTIFULLY PRESENTED * MUCH IMPROVED * GORGEOUS BATHROOM AND EN SUITE * EXCELLENT KITCHEN * LARGE LOUNGE WITH FRENCH DOORS * ENCLOSED REAR GARDEN WITH GOOD PRIVACY * DOWNSTAIRS WC * DRIVEWAY AND GARAGE *

This beautifully presented and much improved home offers stylish, well-balanced accommodation ideal for a wide range of buyers. The property features an excellent kitchen, a stunning family bathroom and en suite, and a bright, spacious lounge with French doors opening onto the rear garden.

The floorplan comprises an entrance hallway, downstairs WC, fitted kitchen and a spacious lounge. To the first floor there are three bedrooms, including two good-sized doubles, one of which benefits from an en suite, along with a further single bedroom and a family bathroom.

Externally, there are gardens to both the front and rear, with the rear being enclosed and enjoying a good degree of privacy. A driveway provides off-street parking and leads to the garage.

Dovecote Drive is situated within the popular Pelton Fell area of Chester le Street, a location well regarded for its convenience and community feel. Chester le Street town centre is close by and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, along with a mainline railway station providing direct connections to Durham, Newcastle and beyond. The area is also well placed for access to the A1(M), making it ideal for commuters, and benefits from nearby schools and green spaces, including Riverside Park and surrounding walking routes. This is a superb opportunity to purchase a well-presented home in a sought-after and well-connected location.

Entrance Hallway

W.C

Kitchen

Lounge/ Diner

FIRST FLOOR

Bedroom

En Suite

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there are gardens to both the front and rear, with the rear being enclosed and enjoying a good degree of privacy. A driveway provides off-street parking and leads to the garage.

Agent's Notes

Council Tax: Durham County Council, Band B - Approx. £1,984 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 – yes

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>

Protected Trees – None known

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

Accessibility/Adaptations – no

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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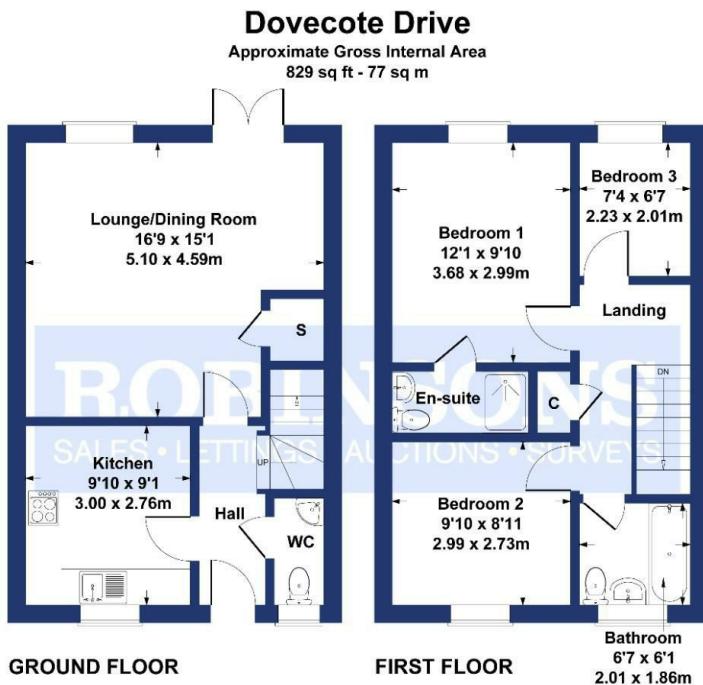
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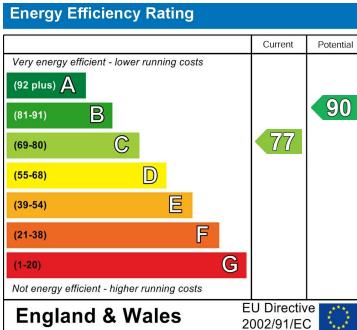
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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