



50 Plantation Close, Pelton Fell, Chester Le Street, DH2 2FR
£305,000

We are delighted to offer for sale this modern detached house with open aspect to the front, located on a popular development with access to amenities and transport links. Having been constructed in 2024 the property still benefits from almost 8 years remaining of its New Home Structural Warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, 2 en suites and WC. An item of note are the 2 sets of French doors leading to the rear garden. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, dining kitchen and WC. There are 4 well proportioned bedrooms with en suites to bedrooms 1 and 2 plus a family bathroom accessed from the first floor landing. There is a part boarded loft with light and ladder access.

The property has well presented gardens to the front and rear. There is a double driveway leading to a garage with power and light.

Tenure - Freehold
Estate Management Fee - £120 pa
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 18'3" x 10'8" (5.57m x 3.27m)

With carpets and curtains.

Dining Room 9'9" x 9'8" (2.98m x 2.95m)

With carpets and curtains. French doors leading to rear garden.

Dining Kitchen 16'7" x 9'8" (5.07m x 2.97m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With double oven, 5 ring hob, hood, fridge freezer, washing machine and dishwasher. Vinyl flooring. French doors leading to the rear garden.

WC 5'4" x 2'10" (1.65m x 0.88m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store and airing cupboard.

Bedroom 1 15'1"(max) x 12'7"(max) (4.62m(max) x 3.86m(max))

With carpets and curtains.

En Suite 6'9"(max) x 5'11"(max) (2.07m(max) x 1.82m(max))

Having contemporary white sanitary ware with double shower, tiling and chrome ladder radiator.

Bedroom 2 13'7"(max) x 12'7"(max) (4.16m(max) x 3.85m(max))

With carpets and curtains.

En Suite 2'8" (max) x 6'0" (max) (2.56m(max) x 1.83m(max))

Having contemporary white sanitary ware with double shower, tiling, chrome ladder radiator and vinyl flooring.

Bedroom 3 10'3" x 8'10" (3.13m x 2.70m)

With carpets and blinds.

Bedroom 4 10'2" x 8'5" (3.12m x 2.57m)

With carpets and curtains.

Bathroom 7'4"(max) x 6'3"(max) (2.25m(max) x 1.92m(max))

Having contemporary white sanitary ware, tiling and vinyl flooring.

EXTERNAL

The property has well presented gardens to the front and rear. There is a double driveway leading to a garage with power and light.

