



## Brackenbeds Close

Chester Le Street DH2 1XH

£275,000







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# Brackenbeds Close

Chester Le Street DH2 1XH



x 4



x 3



x 3

Nestled in the tranquil cul-de-sac of Brackenbeds Close in Pelton, Chester Le Street, this executive-style four-bedroom detached home is a true gem. Immaculately presented, the property has been thoughtfully improved to an exceptional standard, making it an ideal choice for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a refitted ground floor WC. The spacious lounge, featuring a modern wall-mounted fire, offers a perfect space for relaxation and entertaining. The heart of the home is undoubtedly the superbly remastered kitchen and dining room, equipped with built-in appliances, which seamlessly flows into a delightful UPVC double-glazed conservatory, providing an abundance of natural light and a lovely view of the garden.

The first floor boasts three generously sized double bedrooms, alongside a single bedroom, with three of the rooms benefiting from fitted wardrobes. The main bedroom features a stylishly refitted en suite, while a well-appointed family bathroom with a WC and shower completes this level.

Outside, the property is equally impressive, with gardens to both the front and rear. A block-paved double driveway leads to a single garage, providing ample parking space.

This remarkable home is not to be missed. For those interested in viewing this exquisite property, please do not hesitate to call us at 0191 3729898.

Freehold  
EPC rating C  
Council tax band D

## ENTRANCE HALL

## GROUND FLOOR WC

**LOUNGE**  
15'10" x 13'2" (4.83m x 4.01m)

**CONSERVATORY**  
14'4" x 10'5" (4.37m x 3.18m)

**KITCHEN/DINING ROOM**  
25'8" x 9'1" (7.82m x 2.77m)

## FIRST FLOOR

**BEDROOM 1**  
12'7" plus robes x 10'1" (3.84m plus robes x 3.07m)

## EN SUITE

**BEDROOM 2**  
13'7" plus robes x 8'8" (4.14m plus robes x 2.64m)

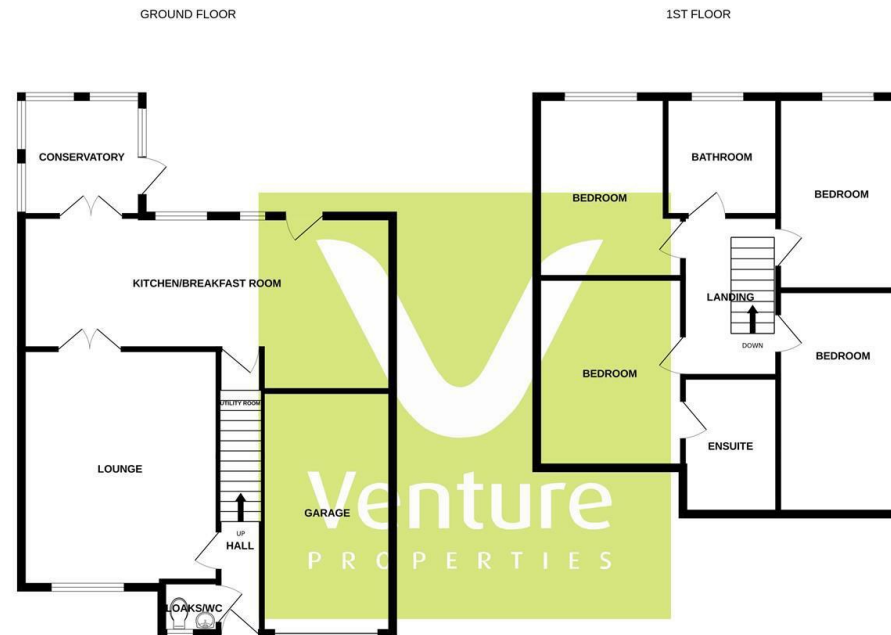
**BEDROOM 3**  
11'7" x 8'9" (3.53m x 2.67m)

**BEDROOM 4**  
8'10" x 8'9" plus robes (2.69m x 2.67m plus robes)

## BATHROOM/WC/SHOWER

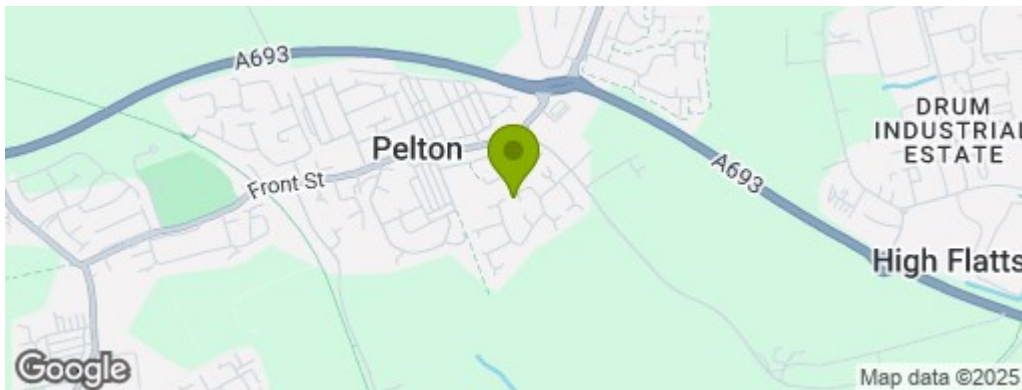
## OUTSIDE

## GARAGE



42 BRACKENBEDS, PELTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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