

EMMATT



RUNDLE

ESTATE AGENTS

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**54 THORNTON LEA, PELTON, CHESTER-LE-STREET  
DH2 1UW**

4 Bed Extended Semi \* Open Plan Living Area \* Day Room \* En-Suite

**£199,950**  
(OIRO)

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## DESCRIPTION

A four bedroom semi-detached house which has been altered, extended and improved to an extremely high standard providing generously proportioned family sized accommodation. There are a host of attractive features including a contemporary style ground floor living area with lounge flowing into dining area and a large superbly appointed kitchen with a range of integrated appliances, large kitchen island with induction hob and sink unit with Franke instant boil tap. The ground floor accommodation also features an additional living room currently used as office space. The property benefits from family bathroom, en-suite to master bedroom, large driveway, gas central heating via combi boiler and UPVC double glazing.

**TENURE** - Freehold

## DIRECTIONS

From the north end of Front Street continue over the traffic lights & over the mini roundabout, at the end of the road turn left at the traffic lights, continue over the roundabout, take the next left turn into Pelton, turn right at the T junction onto Front Street, take the 3<sup>rd</sup> right after the Co-op onto Kingsway Villas, turn left & follow the road onto Thornton Lea, at the end turn left & the house is on the right.

## GROUND FLOOR

### ENTRANCE HALL & VESTIBULE

Composite door, understair cupboard, Karndean flooring, radiator

### LOUNGE

18'10" (5.74m) x 9' (2.74m)

Bay window, Karndean flooring, architectural radiator



### DINING AREA

10'6" (3.20m) x 9' (2.74m)

Karndean flooring, architectural radiator

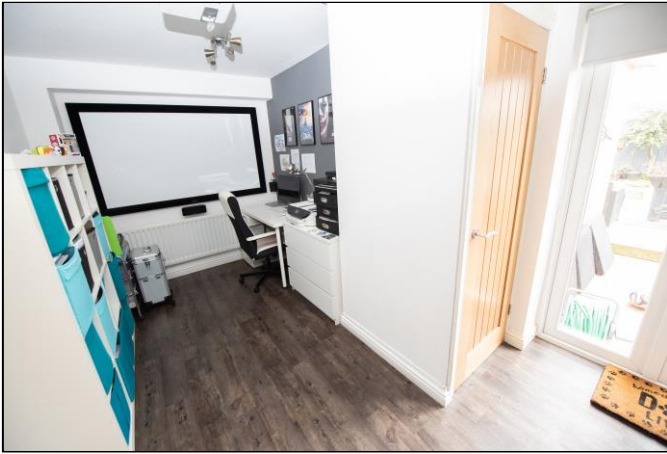


### KITCHEN

16'10" (5.13m) x 8'1" (2.46m)

Superbly appointed kitchen with vaulted roof & a range of fitted units, American style fridge freezer, integrated Neff oven & microwave, large island with storage units & Silestone work top, pop-up power sockets, Neff induction hob, island extractor, Bosch dishwasher, stainless steel sink unit & Franke instant boiling water tap. Karndean flooring, French doors to garden & Velux windows & kickspace lighting





### DAY ROOM/STUDY/OFFICE

15'4" (4.67m) x 9'9" (2.97m)

French doors to rear garden, roller blinds, airing cupboard, radiator

## FIRST FLOOR

### BEDROOM 1

13'3" (4.04m) x 9'2" (2.79m)

Laminate flooring, radiator



### EN-SUITE

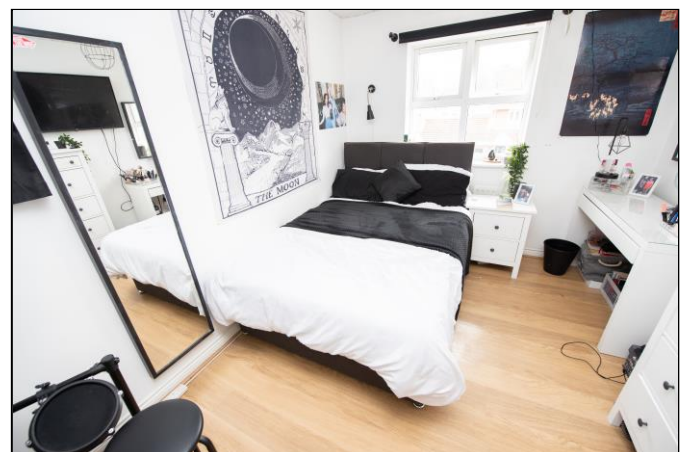
WC, hand basin, large shower cubicle, chrome combi shower, bathroom cabinet, ceramic tiled walls, wood effect ceramic tiled floor, chrome towel radiator, extractor fan



### BEDROOM 2

12' (3.66m) x 9' (2.74m)

Oak laminate flooring, roller blind, radiator





**BEDROOM 3**

8'9" (2.67m) x 8'8" (2.64m)  
Oak laminate flooring, roller blind, radiator

**BEDROOM 4**

8'7" (2.62m) x 5'11" (1.80m)  
Storage cupboard, roller blind, radiator

**BATHROOM**

WC, hand basin, electric shower over bath, ceramic tiled walls, wood effect ceramic tiled flooring, chrome towel radiator



**EXTERNAL**

**PARKING**

Large partly block paved frontage providing parking for several vehicles

**GARDENS**

Enclosed rear garden with low maintenance artificial lawn, well-stocked borders, patio & garden shed

**GENERAL**

Burglar alarm, oak internal doors



**Ground Floor**



**First Floor**

**54 Thornton Lea**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2021 | www.houseviz.com

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