



Cambridgeshire Drive, Belmont, DH1 2LS
4 Bed - House - Detached
£340,000

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Cambridgeshire Drive Belmont, DH1 2LS

Stunning Detached Home ** Upgraded Throughout ** Very Popular & Convenient Location ** Cul-De-Sac Position ** Private & Sunny Rear Aspect ** Spacious & Versatile Floor Plan ** Parking & Gardens ** Must Be Viewed **

Upon entering the home, you will find an inviting entrance hall that leads to a charming front lounge through oak and glass doors. Continuing through the hallway, you'll discover a spacious and stylish kitchen/dining area featuring an integrated dishwasher, a tall fridge, a 5-ring electric hob, a NEFF fan-assisted oven, a NEFF combi-oven/grill, ample space for a microwave, an extractor canopy, convenient pan drawers, and a designated dining space with French doors opening to the rear patio area.

Adjacent to the kitchen/dining area, a splendid garden room offers picturesque views of the south-facing rear garden, with French doors providing access to an elevated patio space. Additionally, there is a practical utility room with connection to the useful store area (former garage), as well as a downstairs cloakroom/WC.

Heading upstairs, you'll find three generously sized double bedrooms, one of which boasts an en-suite shower room and dressing area. There is also a single bedroom and a well-appointed family bathroom featuring a separate shower cubicle, a bathtub with a shower handset, a pedestal washbasin, and a WC.

Outside the property, there are both front and rear gardens. The front garden accommodates parking for two vehicles and offers access to the storage area. The stunning rear garden is fully enclosed, ensuring a high level of privacy and benefiting from a sunny southern exposure. The top tier of the garden features a delightful relaxation spot with a paved patio, while the lower tier includes an additional patio area, a well-maintained lawn with borders, and seasonal views to the rear, overlooking a copse and fields beyond.













GROUND FLOOR

Hallway

Lounge

13'5 x 13'1 (4.09m x 3.99m)

Open Plan Kitchen Dining Room

Kitchen

20'0 x 11'10 (6.10m x 3.61m)

Dining Area

11'2 x 7'7 (3.40m x 2.31m)

Garden Room

13'1 x 10'2 (3.99m x 3.10m)

Utility Room

8'10 x 7'3 (2.69m x 2.21m)

WC

Store

FIRST FLOOR

Bedroom

18'8 x 7'10 (5.69m x 2.39m)

En-Suite

7'7 x 5'11 (2.31m x 1.80m)

Bedroom

12'2 x 11'2 (3.71m x 3.40m)

Bedroom

12'10 x 12'2 (3.91m x 3.71m)

Bedroom

9'10 x 8'2 (3.00m x 2.49m)

Bathroom/WC

6'3 x 6'11 (1.91m x 2.11m)

PROPERTY LOCATION

Cambridgeshire Drive is conveniently situated for access to a good range of local neighbourhood shops, schools, public library, post office and doctors surgery which are all available within the development itself. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Belmont is also conveniently situated for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange providing good road links to both North and South.

Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 49 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2316 p.a

Energy Rating: C



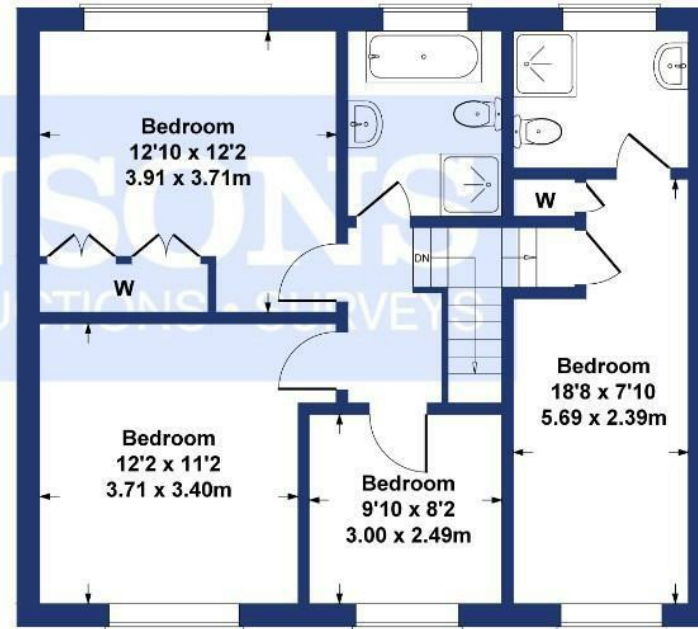
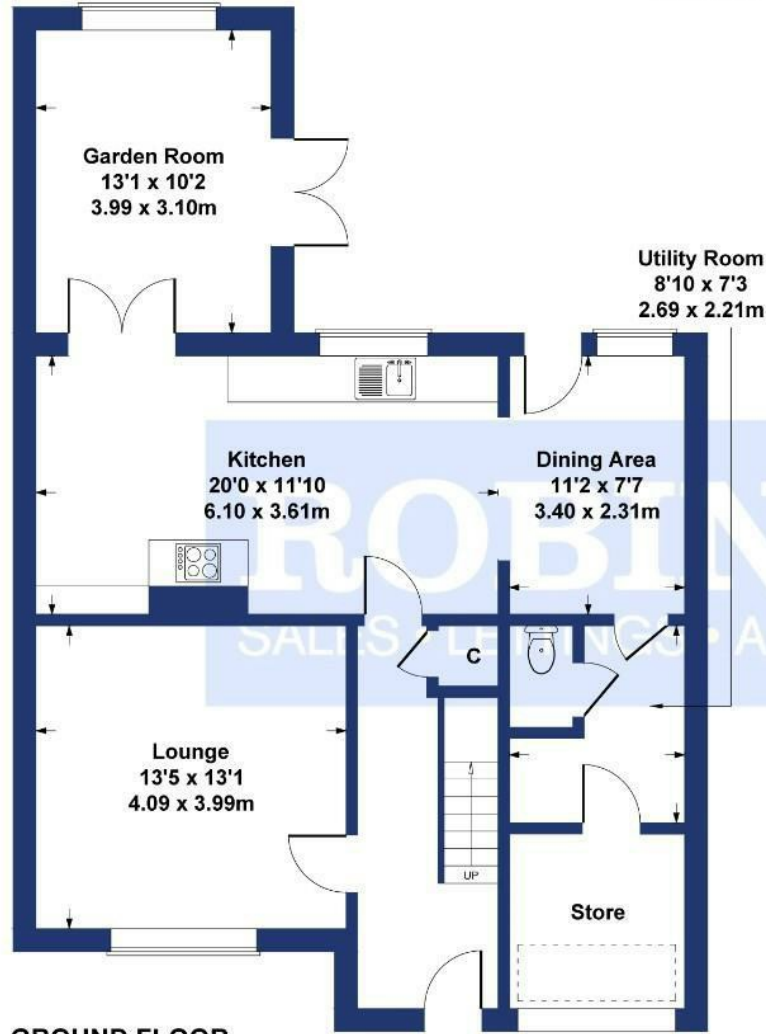
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Cambridgeshire Drive

Approximate Gross Internal Area
1582 sq ft - 147 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(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	



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. 2023

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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