



Cambridgeshire Drive, Belmont, DH1 2LS  
5 Bed - House - Semi-Detached  
O.I.R.O £285,000

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# Cambridgeshire Drive Belmont, DH1 2LS

Private & Sunny Rear Aspect \*\* Very Popular & Convenient Location \*\* Cul-De-Sac Position \*\* Spacious & Versatile Floor Plan \*\* Parking & Gardens \*\* Ideal Family Home \*\* Must Be Viewed \*\*

The floor plan comprises: entrance porch, inviting hallway, comfortable lounge, dining room, good sized conservatory which leads, and looks out to the rear garden. The kitchen is fitted with a range of units and leads to the useful utility room and additional shower room/WC. The first floor has five bedrooms and family bathroom/WC. Outside there are front and rear gardens. The rear enjoys a private and sunny aspect with pleasant patio areas. The front provides ample driveway parking and leads to the single garage.

This family home enjoys a cul-de-sac position within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and liveability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.













## GROUND FLOOR

### Entrance Porch

### Hallway

### Lounge

15'11 x 12'1 (4.85m x 3.68m)

### Dining Room

10'4 x 8'9 (3.15m x 2.67m)

### Conservatory

10'9 x 9'10 (3.28m x 3.00m)

### Kitchen

12'9 x 8'1 (3.89m x 2.46m)

### Utility Room

7'9 x 7'6 (2.36m x 2.29m)

### Shower Room/WC

7'06 x 3'10 (2.29m x 1.17m)

## FIRST FLOOR

### Bedroom

12'9 x 11'7 (3.89m x 3.53m)

### Bedroom

11'8 x 10'0 (3.56m x 3.05m)

### Bedroom

13'04 x 7'09 (4.06m x 2.36m)

### Bedroom

8'4 x 7'8 (2.54m x 2.34m)

### Bedroom

8'11 x 7'08 (2.72m x 2.34m)

### Bathroom/WC

8'04 x 6'10 (2.54m x 2.08m)

### Agent Notes

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. £2431 p.a

Energy Rating: D



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.

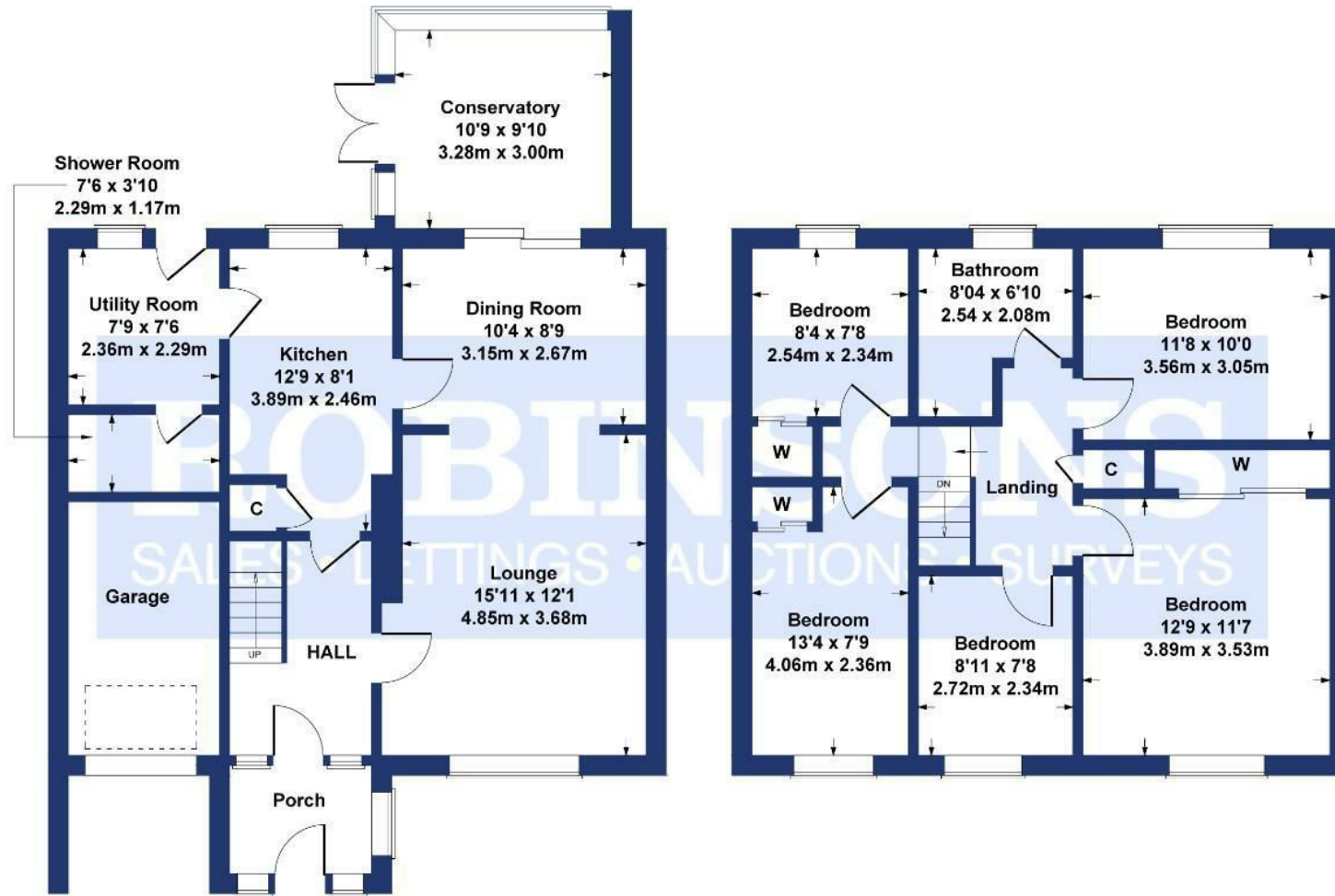




# Cambridgeshire Drive

Approximate Gross Internal Area

1601 sq ft - 148 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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	

81

63

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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