



Buckinghamshire Road, Belmont, DH1 2BD
4 Bed - House - Detached
£319,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Buckinghamshire Road Belmont, DH1 2BD

Superb Detached Home ** Pleasant Position With Private Rear Aspect ** Well Presented ** Large Driveway & Garage ** Generous Rear Garden ** Spacious & Extended Floor Plan ** Upvc Double Glazing & GCH ** Very Popular Location ** Early Viewing Advised **

The floor plan comprises: entrance porch, hallway, comfortable lounge with double doors to the dining room. Patio doors open to the good sized garden room, which in-turn leads to the rear garden. The kitchen breakfast room is fitted with a quality range of units and has door to the utility room and WC. The first floor has four good size bedrooms and modern shower room/WC. Outside the property occupies a large plot with ample driveway parking and leads to the single garage. The rear garden offers a degree of privacy with lawn and patio areas.

This fabulous home enjoys a prominent 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 livability 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 travelling 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

13'05 x 13'07 (4.09m x 4.14m)

Dining Room

10'09 x 9'11 (3.28m x 3.02m)

Garden Room

11'05 x 9'11 (3.48m x 3.02m)

Kitchen

11'04 x 9'08 (3.45m x 2.95m)

Utility Room

8'08 x 7'01 (2.64m x 2.16m)

WC

FIRST FLOOR

Bedroom

17'04 x 12'10 (5.28m x 3.91m)

Bedroom

13'0 x 10'02 (3.96m x 3.10m)

Bedroom

11'03 x 12'04 (3.43m x 3.76m)

Bedroom

11'06 x 7'09 (3.51m x 2.36m)

Shower Room/WC

6'10 x 5'04 (2.08m x 1.63m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

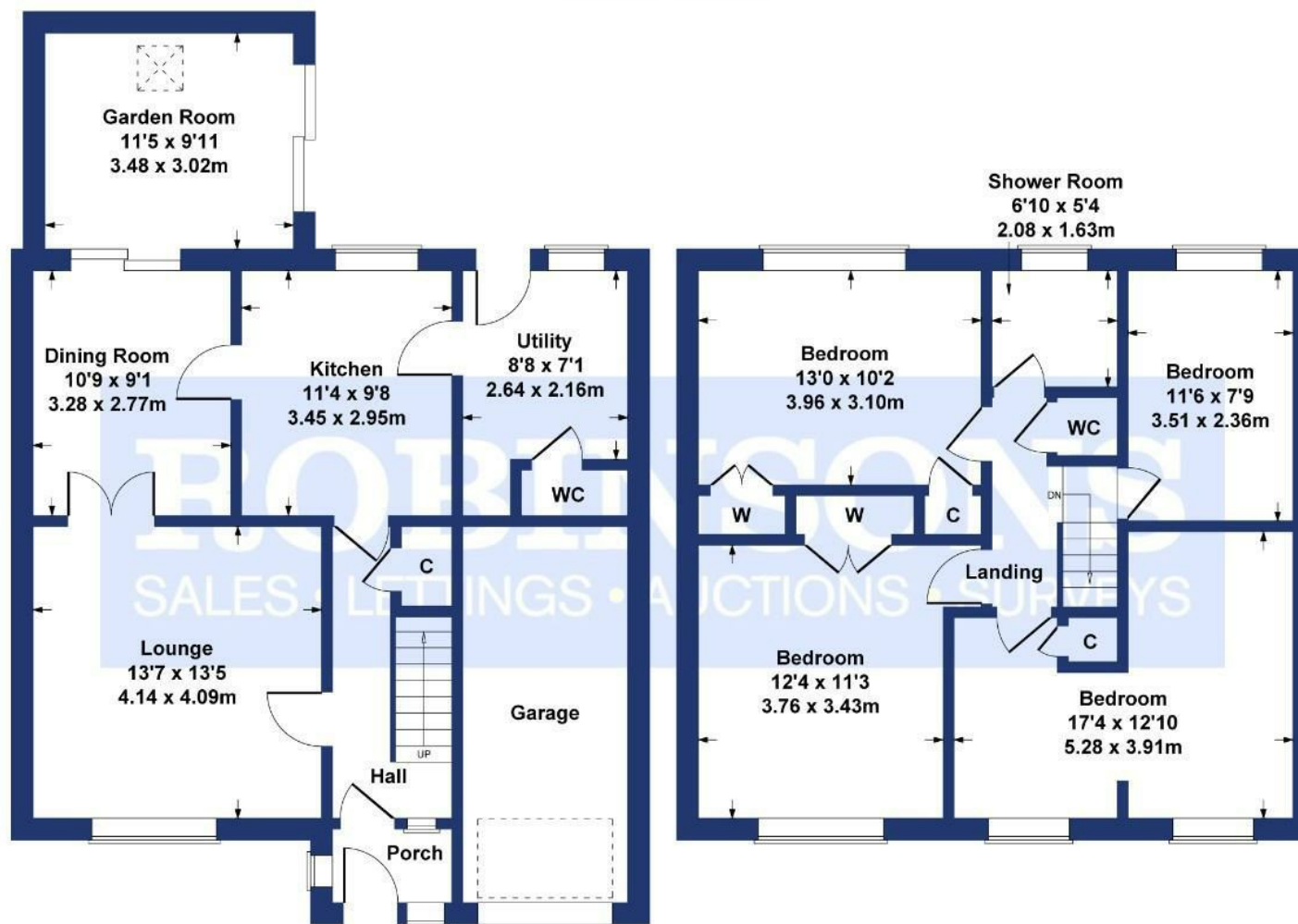
Energy Rating: D



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.

Buckinghamshire Road

Approximate Gross Internal Area
1553 sq ft - 144 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. 2025

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

77

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

