



Herefordshire Drive, Belmont, DH1 2DQ  
3 Bed - House - semi-detached  
Price £164,950

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Superbly situated in a highly regarded and sought after residential development in a pleasant cul de sac, we offer to the sales market with no forward chain this beautifully refurbished within the last two years THREE BEDROOM SEMI DETACHED HOUSE. The property should appeal to families as Belmont has good schooling, recreational facilities, it is approximately five minutes' drive from Durham city centre and has good transport links close by including the A1(M). The floorplan of this cleverly designed house comprises of: entrance porch, hallway, open plan kitchen/dinning room with beautifully fitted kitchen, lounge, utility room with plumbing for an automatic washing machine and tumble dryer, cloakroom/wc. To the first floor there are 3 bedrooms with the master having fitted wardrobes, re-fitted bathroom with a four piece suite. Outside there is an enclosed rear garden and to the front there is a double width driveway leading to a single garage. The vendors have advised the property has been re-wired, new UPVC double glazed windows have been installed and it is warmed by gas central heating via a Baxi combination boiler. An American style fridge/freezer, all carpets and 'Karndean flooring' are included in the asking price. These properties in immaculate condition rarely come to the market and an internal viewing comes highly recommended.

#### Entrance Porch

Via double glazed entrance door and Karndean flooring

#### Hallway

stairs leading to first floor and Karndean flooring

#### Lounge

14'7 x 11'11 (4.45m x 3.63m)

with Bow style UPVC window to front aspect, central heating radiator, Karndean flooring and by folding doors leading to

#### Kitchen / Dining Room

9'10 x 18'5 ( 2.74m'3.05m x5.49m'1.52m)

Beautifully fitted Kitchen with a range of high quality wall, base and drawer units with complimenting working surfaces, incorporating an inset sink unit with mixer tap, four ring ceramic hob with chimney style extractor fan above, built in oven and microwave, built in dishwasher, recess for American style fridge/freezer, Karndean flooring, UPVC double glazed window, UPVC double glazed sliding patio doors to rear garden.

#### Utility Room

8'1 x 6'9 (2.44m'0.30m x1.83m'2.74m )

with plumbing for an automatic washing machine, tumble dryer, Karndean flooring, uPVC double glazed window and door

#### Cloakroom / wc

with low level wc, wash hand basin with mixer tap and built in cupboard below, central heating radiator, Karndean flooring

#### First Floor landing

UPVC double glazed window

#### Bedroom One

15'1 x 11'4 (4.57m'0.30m x3.35m'1.22m )

with UPVC double glazed window to front aspect, central heating radiator, built in wardrobes.

#### Bedroom Two

11'9 x 10'1 (3.35m'2.74m x3.05m'0.30m)

with UPVC double glazed window to rear aspect and central heating radiator.

#### Bedroom Three

8'10 x 6'10 ( 2.44m'3.05m x1.83m'3.05m )

with UPVC double glazed window to front aspect, central heating radiator and built in cupboard.

#### Family Bathroom

Re-fitted family bathroom – an immaculate four piece suite comprising of, panelled bath with mixer tap and shower head attachment, double width shower cubicle with mains shower head above and sliding doors, wash hand basin with mixer tap and cupboards below, low level wc, tiled splash backs, heated towel rail, frosted uPVC double glazed window.

#### External

Outside – to the front of the property there is a double width block paved driveway leading to a single garage. To the rear of the property there is an enclosed garden with gated access, it has a lawn area and paved patio area.

#### Garage

17'2 x 7'8 ( 5.18m'0.61m x2.13m'2.44m )

with remote controlled electric door, wall mounted Baxi gas combination boiler, electric and lighting.





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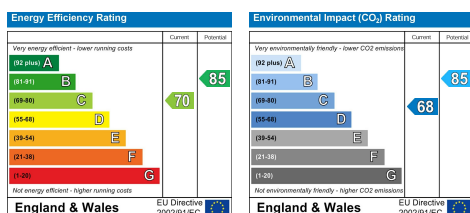
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