



Bellerby Drive, Ouston, DH2 1TW
4 Bed - House - Detached
£395,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Bellerby Drive Ouston, DH2 1TW

We are delighted to offer for sale this exceptional four-bedroom detached family home, situated on a superb corner plot within the exclusive and highly sought-after Bellerby Drive in Ouston. This prestigious executive estate is renowned for its traditional appeal, making this property a rare opportunity for potential purchasers.

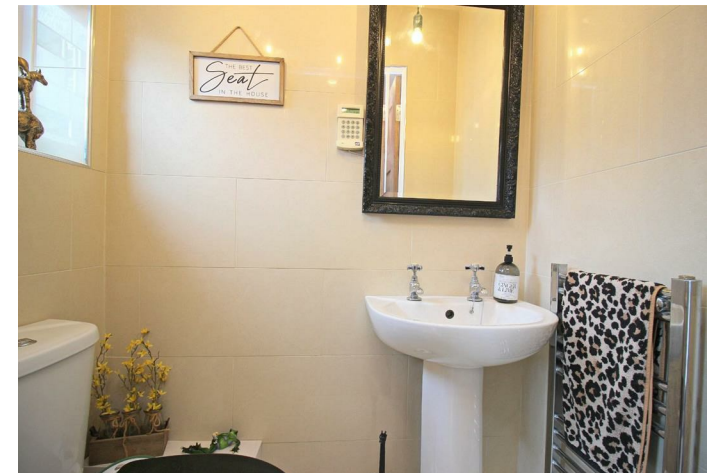
The home features four generously sized double bedrooms, two of which boast en-suite bathrooms, while the remaining two offer fitted wardrobes. The open-plan living space is a perfect blend of comfort and style, with a feature fireplace and patio doors that open directly onto the beautifully landscaped rear garden. This space is ideal for entertaining and offers stunning views of the surrounding countryside, providing a serene and picturesque backdrop.

The contemporary kitchen diner is a highlight of the property, featuring a breakfast peninsula, top-quality fixtures and fittings, and built-in appliances. It also offers convenient access to the rear garden and the sizable double garage. The entire home is tastefully decorated with modern, high-quality finishes, reflecting the care and attention of the current owners.

Externally, the property is positioned at the entrance to the development, ensuring privacy and unobstructed countryside views. The landscaped rear garden is thoughtfully designed with lawned, paved, and bedded sections, along with a pergola complete with inbuilt seating and power. At the front, a large driveway provides ample parking and leads to the integral double garage.

The location provides easy access to local amenities, including schools, shops, and supermarkets at Team Valley, along with leisure facilities and countryside walks. Further amenities in Durham, Gateshead, and Newcastle are easily reachable via nearby bus routes and the A1 motorway.

This home truly offers the best of both worlds—luxury living within a traditionally desirable estate, coupled with the tranquillity of stunning countryside views.













GROUND FLOOR

Lobby

Downstairs WC

4'9" x 2'10" (1.45 x 0.87)

Hallway

Lounge

20'9" x 10'7" (6.33 x 3.24)

Dining Area

12'4" x 11'7" (3.78 x 3.55)

Kitchen / Diner

16'0" x 11'5" (4.88 x 3.49)

Double Garage

16'6" x 16'3" (5.03 x 4.97)

FIRST FLOOR

Landing

Bedroom One

15'9" x 12'5" (4.81 x 3.79)

En-Suite

12'9" x 6'0" (3.91 x 1.83)

Bedroom Two

10'1" x 9'3" (3.08 x 2.83)

En-Suite

6'1" x 3'10" (1.87 x 1.19)

Bedroom Three

13'3" x 12'8" (4.04 x 3.88)

Bedroom Four

9'2" x 10'8" (2.80 x 3.27)

Bathroom

9'3" x 6'2" (2.83 x 1.88)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Average

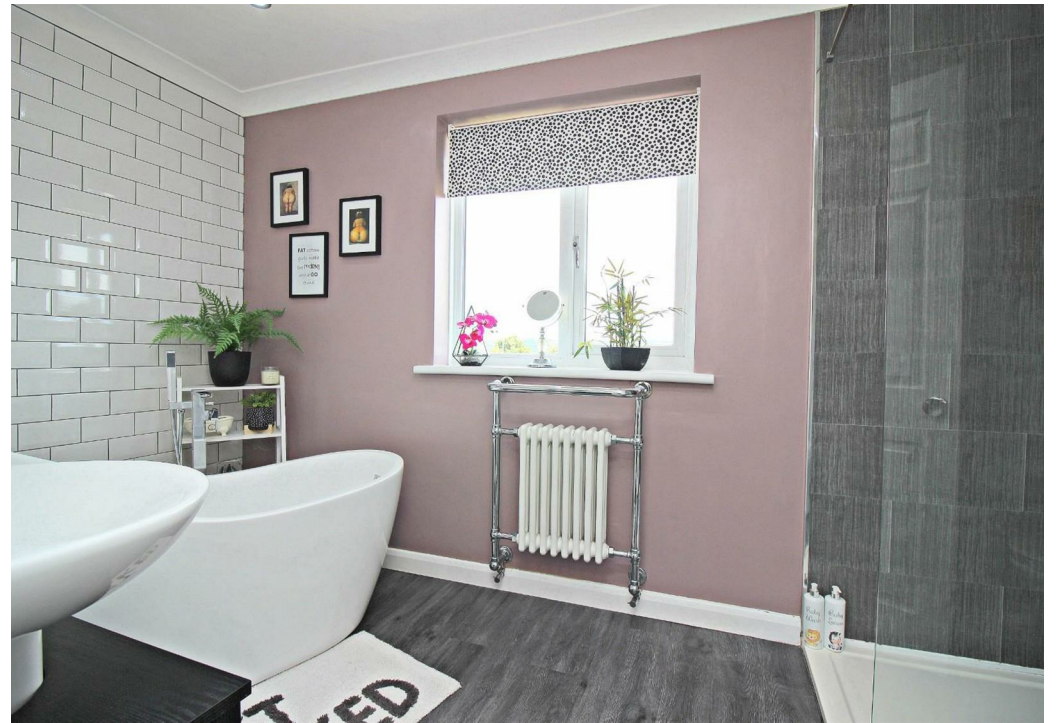
Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,971 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.

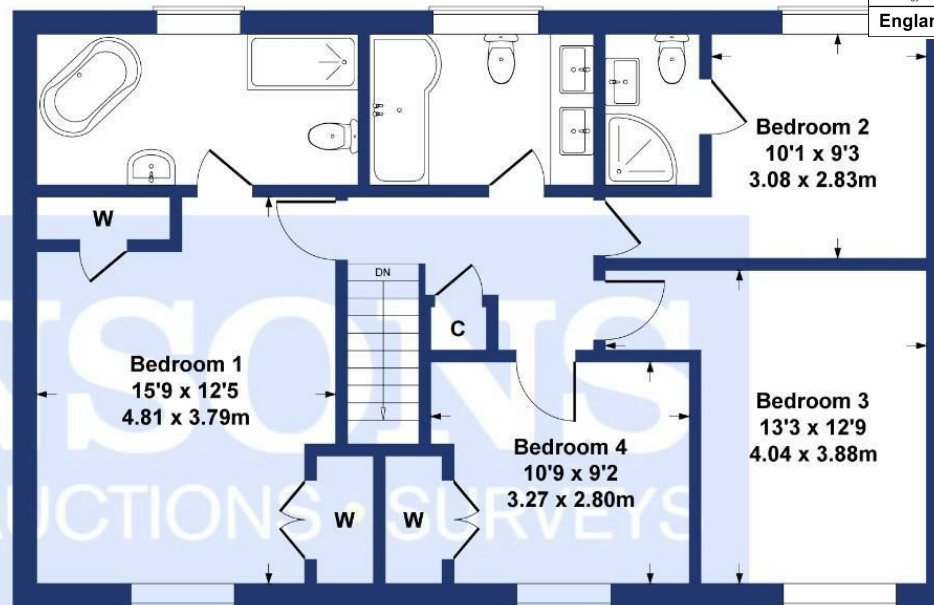
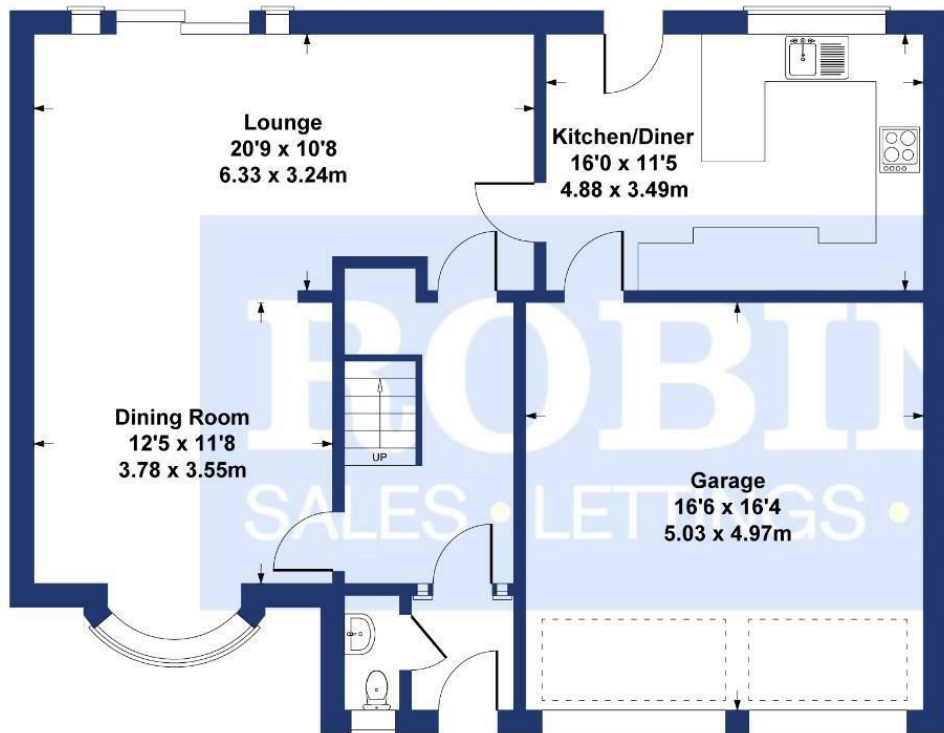




Bellerby Drive

Approximate Gross Internal Area
1819 sq ft - 169 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		67	79
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. 2024

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









45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

