STUART EDWARDS



Dinsdale Drive

Belmont, Durham DH1 2TS

- EXTENDED DETACHED HOUSE
- READY TO MOVE IN CONDITION
- 3 RECEPTION ROOMS
- STYLISH BATHROOM & CLOAKROOM/WC
- GARDEN WITH LARGE BLOCK PAVED PATIO AREA
- HIGHLY SOUGHT AFTER LOCATION
- 3 BEDROOMS
- SHAKER STYLE KITCHEN WITH SOME APPLAINCES
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

Reduced To £239,950













FULL DESCRIPTION

A beautifully presented and versatile family home in the highly sought-after Belmont area, offering a flexible internal layout, modern upgrades and a landscaped rear garden. Ready to move into and available with early vacant possession and no onward chain, this is an ideal purchase for buyers seeking quality accommodation in a convenient, well-connected location.

The ground floor features an entrance porch and hallway, a comfortable lounge, and a separate dining room with French doors opening onto the rear garden and patio. The stunning modern fitted kitchen provides a stylish range of units and integral appliances. A standout feature is the versatile reception room/fourth bedroom, complete with cloakroom/WC and its own independent access from the rear garden—perfect for multi-generational living, a home office, guest suite or hobby room.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern suite including bath and mains-fed shower.

Externally, the property benefits from a block-paved driveway to the front, with double gates leading to additional off-road parking at the side. The rear garden is attractively landscaped and well maintained, featuring a block-paved patio, paved pathways, a laid lawn and a charming pergola area ideal for outdoor entertaining.

Further benefits include gas central heating, UPVC double glazing throughout, and modern composite access doors.

A superb family home in excellent condition, sure to attract strong interest. Early viewing is strongly recommended.

AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Dinsdale Drive will meet the needs of the most discriminating purchasers in terms of location.
Dinsdale Drive is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education.
Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.
Dinsdale Drive also boasts fantastic countryside walks close by.
Belmont is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

ENTRANCE PORCH
Accessed via a modern composite entrance door with ceramic tiled flooring, two wall light points, double radiator and two UPVC double glazed windows.

HALLWAY
LVT flooring.

LOUNGE
14'0" x 13'1"
Double radiator and spot lighting.

DINING ROOM
14'0" x 8'7"
Double radiator, LVT flooring and French doors leading to the rear garden.

KITCHEN
18'0" x 6'7"
Range of shaker style wall and floor units with stylish grey marble quartz worktops and inset white enamel sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, oven with ceramic hob and stainless steel extractor hood. Plumbed for automatic washing machine, Tiled splashbacks, LVT flooring, modern column radiator and spot lighting.

RECEPTION/BEDROOM 4
20'8" x 7'8"
Accessed via a modern composite entrance door from the rear garden.
With LVT flooring, radiator and wall hung storage unit,

CLOAKROOM/WC
Lo w level wc, wall hung vanity storage unit with inset wash hand basin, ceramic tiled flooring and chrome heated towel rail.

FIRST FLOOR LANDING

BEDROOM
13'10" x 10'5"
Double radiator.

BEDROOM
11'10" x 10'9"
Double radiator and a range of fitted wardrobes.

BEDROOM
11'1" x 6'9"
Double radiator.

BATHROOM
9'11" x 6'7"
White suite comprising: low level wc, vanity storage unit with inset wash hand basin, panel bath with mains fed shower and glass screen, fully tilled walls and flooring, laminate ceiling and heated towel rail.

DRIVEWAY
Block paved driveway to the front as well as additional parking via double access gates to the side of the property.









GARDEN
Large block paved patio, laid lawn and pergola with slate paving.

EPC
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8056-7629-3120-2414-0906

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.



FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

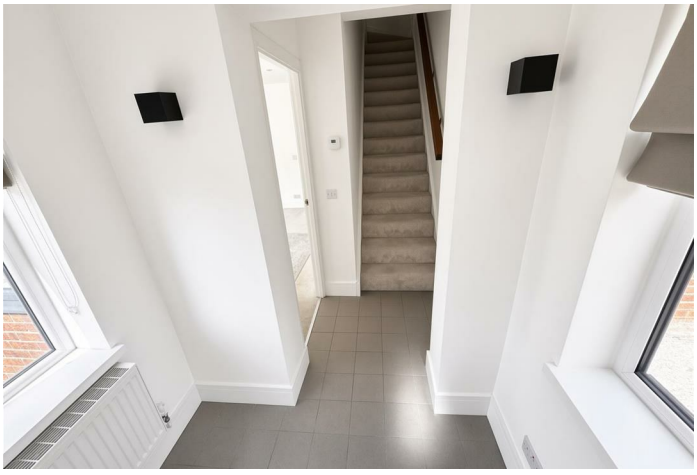
THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.









Council Tax Band: C
EPC Rating: D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.