



Bellevue Court, Claypath, DH1 1XD  
3 Bed - House - Semi-Detached  
O.I.R.O £584,995

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# Bellevue Court Claypath, DH1 1XD

Tucked away in a peaceful courtyard just off Claypath, this elegant residence offers a calm escape from the city's bustle while remaining in the heart. Surrounded by neighbouring homes, it enjoys privacy and quiet, with the added benefit of a driveway providing convenient parking directly beside the property. A grand wooden door welcomes you inside, where the home unfolds across three spacious levels, thoughtfully arranged for modern family life.

The ground floor has a bright, open-plan kitchen & living area, ideal for both entertaining and everyday living. Sliding patio doors lead to a private, well-kept rear garden with tall hedge providing natural seclusion. A beautifully designed shower room is also found on this level, complete with a walk-in shower, WC, basin, underfloor heating, and sleek marble-style finishes. Hidden cupboards discreetly house laundry facilities including space for a washing machine and tumble dryer. A versatile bedroom on this floor can comfortably fit a double or single bed or serve as a home office or nursery.

On the middle floor, the rear-facing king-size bedroom is a highlight, offering sweeping views of the city skyline through a distinctive bay-style window. Plush carpeting and elegant curtains enhance the room's serene atmosphere. At the front, a smaller bedroom has been transformed into a chic dressing room, fitted with custom rose gold and white wardrobes and a stylish corner dressing table. A second luxurious shower room is also on this floor, finished with contemporary marble-style cladding and a generous walk-in shower.

The top floor presents the most impressive space in the home—a striking second lounge or bedroom that showcases breath-taking views of Durham Castle and Cathedral, among the finest in the city. Adjoining this room is a standout bathroom, featuring eye-catching charcoal grey tiles, underfloor heating, and premium rose gold fixtures. Soundproofing throughout adds to the home's comfort and quiet luxury.













## GROUND FLOOR

### Entrance Hall

### Kitchen / Dining Room

19'5 x 14'2 (5.92m x 4.32m)

### Bedroom

14'7 x 8'8 (4.45m x 2.64m)

### Shower Room

## FIRST FLOOR

### Bedroom

20'2 x 14'8 (6.15m x 4.47m)

### Bedroom

10'11 x 7'11 (3.33m x 2.41m)

### Shower Room

## SECOND FLOOR

### Living Room

21'0 x 20'4 (6.40m x 6.20m)

### En-Suite

### Attic Storage

### Agent Notes

Council Tax: Durham County Council, Band F - Approx. £3685 p.a

Tenure: Freehold

Estate Management Charge – None Known

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



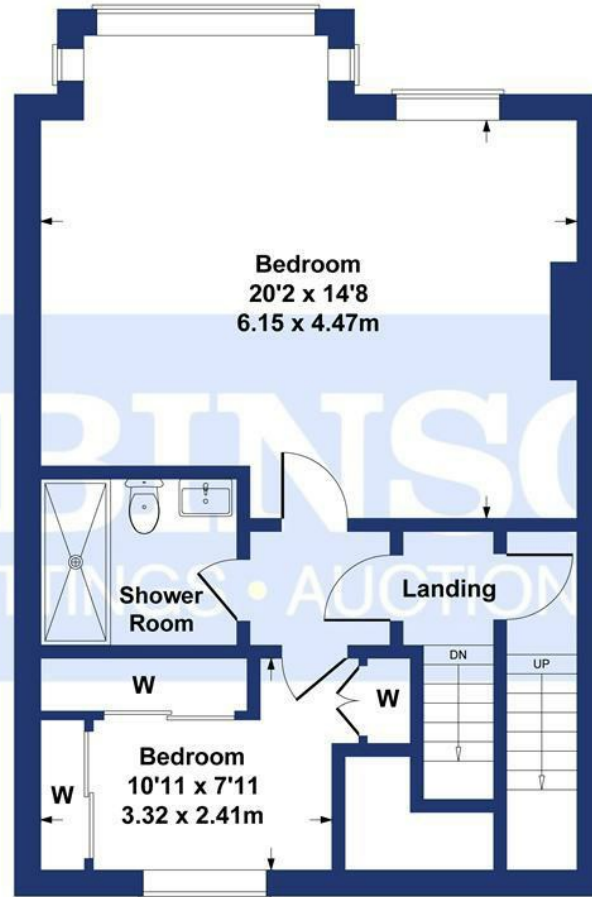
# Durham Cathedral View

Approximate Gross Internal Area  
1711 sq ft - 159 sq m

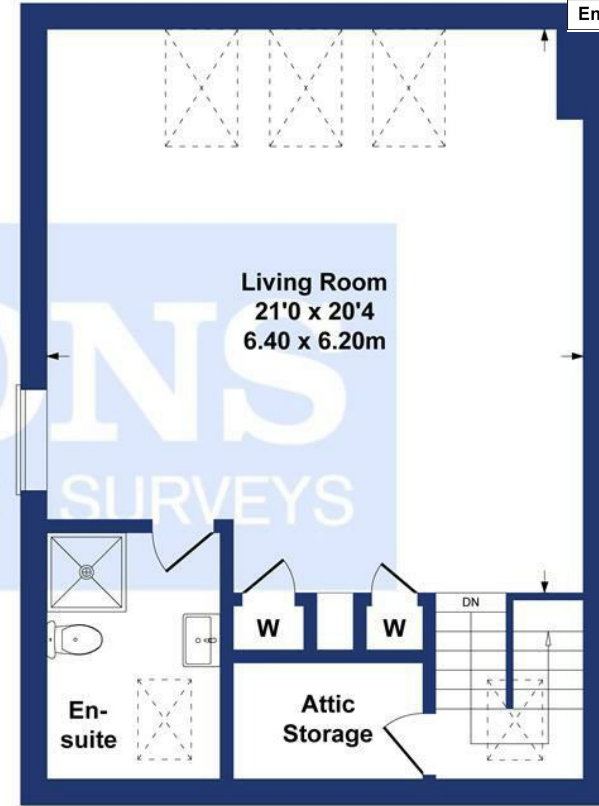
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		72
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	
EU Directive 2002/91/EC			



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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

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.

