

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 APPLIANCES
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

Asking Price £250,000

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION

This flexible and internal floorplan comprises: entrance porch, hallway, comfortable lounge, dining room with French doors to the rear garden and patio area, stunning modern fitted kitchen with some integral appliances, useful and versatile reception room/fourth bedroom with cloakroom/WC and having its own separate access from the rear garden. The first floor has three bedrooms and a family bathroom fitted with a stylish modern suite with bath and mains fed shower. Externally there's a block paved driveway to the front as well as double gates accessing additional off road parking to the side. The rear garden is landscaped and well maintained with a block paved patio area, paving, laid lawn and an enjoyable area with pergola for outdoor entertaining. Benefiting from gas central heating with radiators to all rooms, UPVC double glazing throughout and modern composite access doors. This is a perfect family home in ready to move into condition. Sure to prove extremely popular, and available with early vacant possession and no onward chain. Early viewings are strongly recommended to avoid disappointment.

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.

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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.

