



Derbyshire Drive, Belmont, DH1 2DN
2 Bed - House - Semi-Detached
O.I.R.O £295,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Derbyshire Drive Belmont, DH1 2DN

WOW – This stunning bungalow has been extensively upgraded, extended and remodelled to create a beautiful and stylish home in a superb position. Situated in a popular and quiet cul-de-sac, the property offers generous living space, modern finishes and a large rear garden, making it ideal for a range of buyers. With ample driveway parking, two bathrooms and a fabulous open plan living kitchen and dining area, early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

The well-designed floor plan begins with an entrance porch leading into an inviting hallway. The comfortable lounge features a charming fireplace, creating a cosy and welcoming living space. There are two double bedrooms, including a spacious principal bedroom with its own en-suite shower room/WC, while the second double bedroom includes a dressing area and enjoys pleasant views over the rear garden. A separate modern shower room/WC completes the internal accommodation and benefits from a large walk-in double shower cubicle.

The true focal point of the home is the stunning open plan living kitchen and dining area, an exceptional space perfect for everyday living, entertaining guests or simply relaxing while enjoying views over the garden. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of integrated appliances and also includes a practical utility cupboard for added convenience. In addition, the property benefits from a spacious 29ft boarded loft with lighting and ladder access, providing excellent storage potential.

Externally, the property continues to impress. To the front, there is a large block paved driveway offering parking for several vehicles. The rear garden is fully enclosed and generously sized, featuring patio areas ideal for outdoor dining and enjoying the warmer months.













LOCATION

Derbyshire Drive is a quiet and well-established cul-de-sac situated within the highly sought-after Belmont area of Durham, offering a pleasant residential setting that combines peace and privacy with excellent day-to-day convenience. The area is particularly popular with families, professionals and downsizers alike thanks to its welcoming community feel and the wide range of amenities available close by. Within the Belmont development itself there are numerous everyday facilities including a post office, public library, doctors' surgery, pharmacy and a variety of local shops and services. The area is also well served by reputable schools catering for all age groups, making it an ideal location for families. Regular bus routes operate nearby, providing straightforward and reliable access into Durham City Centre and surrounding areas.

Belmont also benefits from a number of nearby recreational opportunities, including pleasant green spaces and walking routes, as well as local sports and leisure facilities. For those who enjoy an active lifestyle, the area offers convenient access to countryside walks and cycle routes, allowing residents to enjoy the balance of town and semi-rural living.

For commuters, Belmont enjoys an excellent strategic position. Durham City Centre lies approximately three miles away and provides a comprehensive range of shopping, dining, cultural and leisure amenities, along with the historic charm the city is renowned for. The area also offers superb transport links, with easy access to the A690 Durham to Sunderland Highway and the A1(M) motorway interchange at Carrville. These major road connections provide efficient travel throughout the North East and further afield, making Belmont an excellent base for those commuting both north and south.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

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. Check with seller.

Accessibility/Adaptations – Extensively extended and remodelled

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

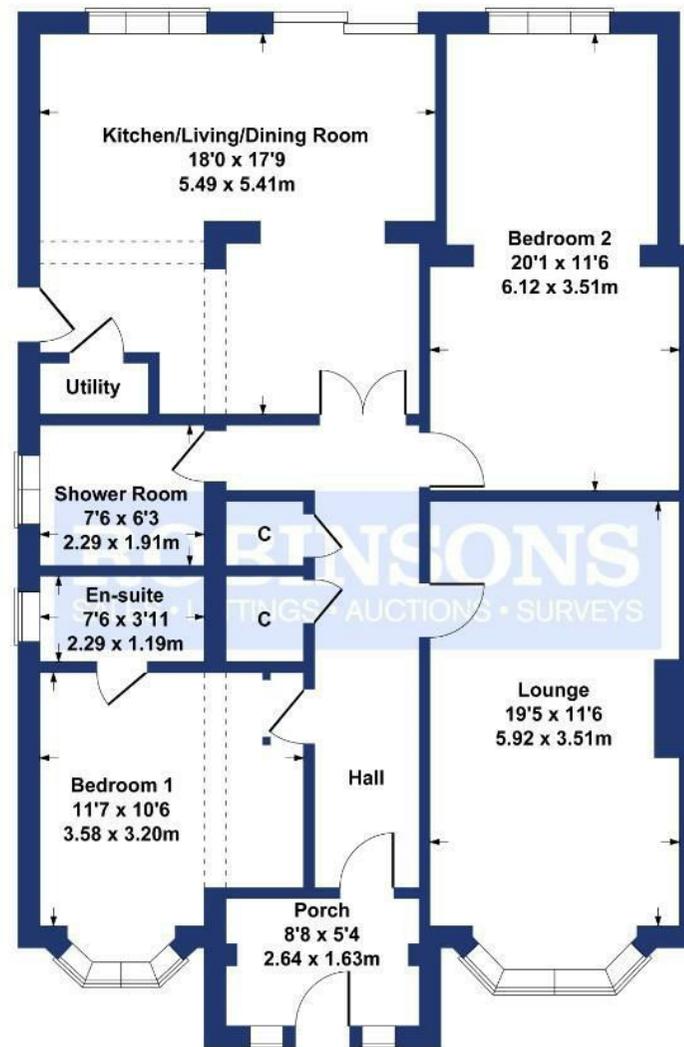
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Derbyshire Drive

Approximate Gross Internal Area
1255 sq ft - 117 sq m



GROUND 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsondurham.co.uk
www.robinsonsestateagents.co.uk

