



Leicestershire Drive, Belmont, DH1 2DB
5 Bed - House - Semi-Detached
£310,000

ROBINSONS
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Leicestershire Drive Belmont, DH1 2DB

* WELL PRESENTED * GREATLY EXTENDED * FIVE BEDROOMS * EN SUITE * CUL DE SAC POSITION * DOUBLE GARAGE * SOUGHT-AFTER DEVELOPMENT *

We are pleased to offer for sale this well presented and greatly extended five bedroom family home, occupying an excellent cul de sac position on this traditionally sought-after development in Belmont. Offering generous accommodation throughout, this property represents an ideal purchase for growing families or those seeking additional space.

The layout comprises a large entrance hallway, spacious lounge with log burning stove and French doors opening to the rear garden, a well appointed kitchen leading into a dining area, and a useful utility room with access to the double garage.

To the first floor there are five bedrooms, all benefitting from storage, with one bedroom having en suite facilities. The family bathroom is attractively presented and completes the first floor accommodation.

Externally the property enjoys a garden to the front with a driveway providing off street parking leading to the double garage. The enclosed rear garden is a good size, with additional garden space to the side providing room for a log store and further storage.

The property is well placed for access to local shops, schools and everyday amenities. Durham City Centre is approximately two miles away and offers an excellent range of supermarkets, independent retailers, restaurants and leisure facilities. The nearby Dragonville Retail Park provides additional shopping options. Regular bus services run through Belmont into the city centre, and both the A1(M) and A690 are easily accessible, making commuting to Newcastle, Sunderland and the wider region straightforward. Local schools include Belmont Community School and several well regarded primary schools within the area.













GROUND FLOOR

Entrance Hall

Lounge

24'11" x 10'2" (7.6 x 3.1)

Kitchen / Dining Room

20'8" x 15'1" (6.3 x 4.6)

Utility

9'10" x 4'3" (3 x 1.3)

Double Garage

20'8" x 16'4" (6.3 x 5)

FIRST FLOOR

Landing

Bedroom

12'9" x 10'5" (3.9 x 3.2)

Bedroom

13'5" x 11'9" (4.1 x 3.6)

Bedroom

12'1" x 10'2" (3.7 x 3.1)

En-Suite

8'6" x 5'6" (2.6 x 1.7)

Bedroom

11'9" x 9'2" (3.6 x 2.8)

Bedroom

9'2" x 6'10" (2.8 x 2.1)

Bathroom

8'6" x 6'10" (2.6 x 2.1)

AGENT'S NOTES

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

Property Construction – Standard

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 – We are 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 – extended

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. Robnsons 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.

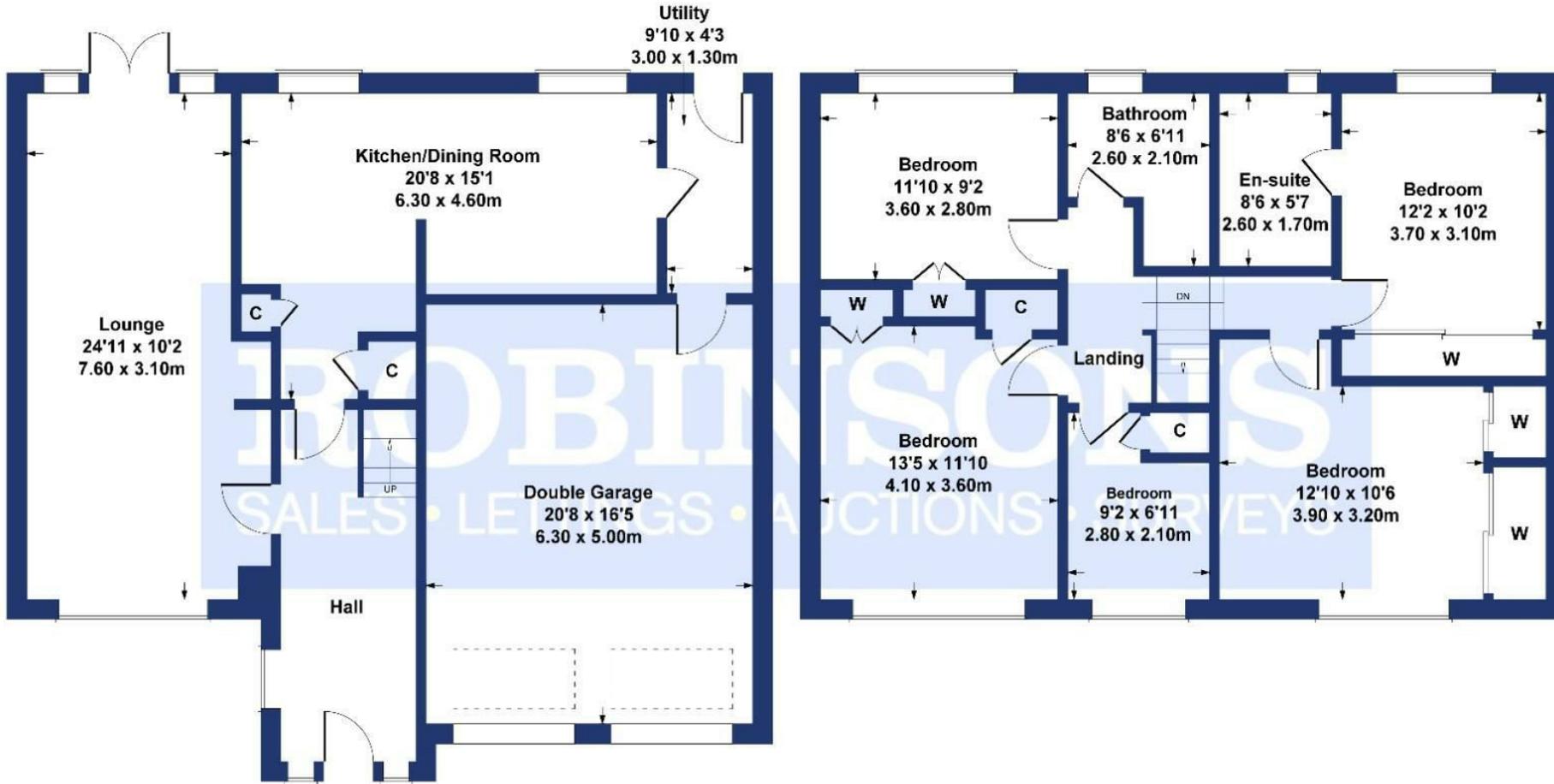




Leicestershire Drive

Approximate Gross Internal Area
1959 sq ft - 182 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-38)	E		
(2-13)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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. 2026

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.



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