



Bellevue Court, Claypath, DH1 1XD
3 Bed - House - Semi-Detached
O.I.R.O £579,995

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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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



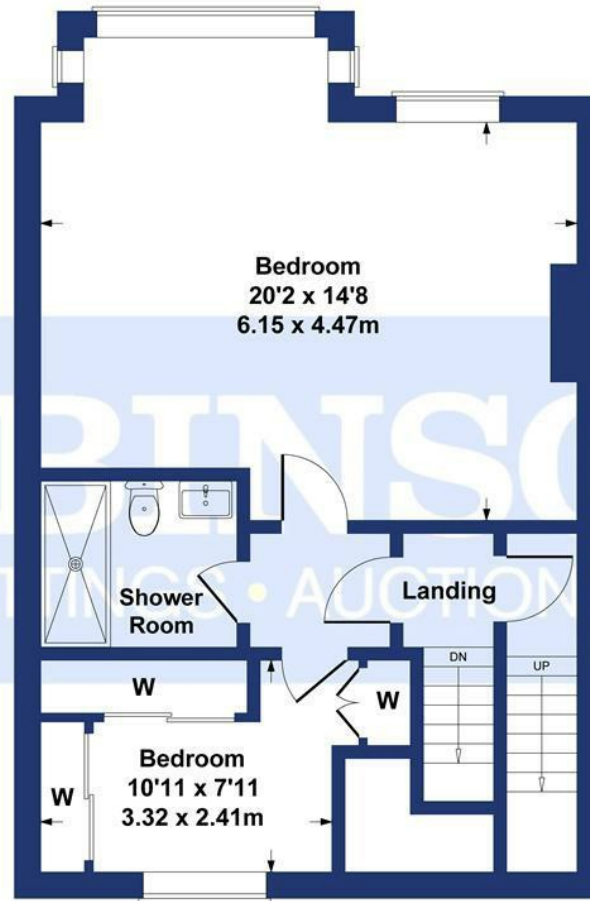
Durham Cathedral View

Approximate Gross Internal Area
1711 sq ft - 159 sq m

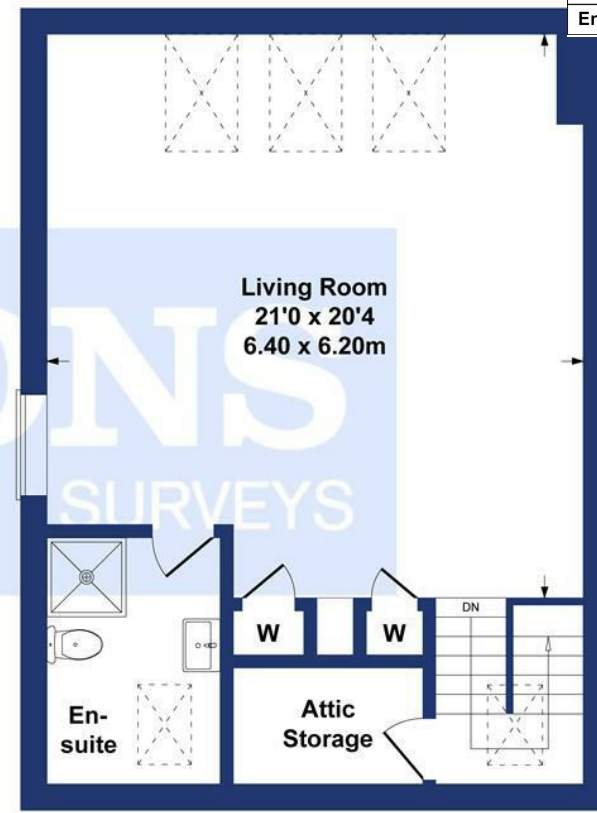
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(1-8) F		
(0) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

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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.

