



Thorndale Road, Belmont, DH1 2AQ
4 Bed - House - Detached
Offers Over £320,000

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Thorndale Road Belmont, DH1 2AQ

**** Fairly Unique Family Home ** Spacious Floor Plan Extensively Extended ** Generous Corner Plot With Sunny Rear Aspect ** Fabulous Open Plan Kitchen, Living Dining Room ** Large Family Lounge With Multi Fuel Burner ** Very Popular Location ** Ample Parking for Numerous Vehicles ** Garage ** Good Sized & Enclosed Rear Garden With Summer House ** Early Viewing Advised ****

The spacious and versatile floor plan comprises: entrance porch with door to the single garage and patio doors opening to the open plan living dining room with french doors to the rear garden. This flows round to the extensive kitchen, fitted with modern units and a range of integral appliances. The large family lounge has feature multi fuel burner and french doors to the rear garden. A downstairs cloak/wc completes the ground floor. The first floor has four double bedrooms, with the master being a very good size with en-suite shower room/wc. There is also a family bathroom/wc which has separate shower cubicle. Outside the property occupies a generous corner position with front and rear gardens. The front provides ample parking with driveway leading to the garage. The rear garden is of a good size, enclosed with summer house, patio areas and a sunny aspect.

Thorndale Road is close to the local bus routes and within walking distance of a good range of everyday facilities and amenities which are available within the development itself, including post office, public library, doctors surgery, schools for all age groups. Belmont is well placed for commuting purposes being approximately 3 miles from Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

EPC Rating C

Council tax band D - approx. £2203pa













GROUND FLOOR

Entrance Porch

Garage

16'0" x 9'1" (4.88m x 2.77m)

Open Plan Living Dining Room

22'03 x 18'01 narrowing to 9'10 (6.78m x 5.51m narrowing to 3.00m)

Family Lounge

22'02 x 15'05 (6.76m x 4.70m)

Kitchen

15'01 x 17'04 (4.60m x 5.28m)

WC

5'03 x 2'07 (1.60m x 0.79m)

FIRST FLOOR

Master Bedroom

22'02 x 15'05 (6.76m x 4.70m)

En-Suite Shower Room/WC

7'10 x 6'05 (2.39m x 1.96m)

Bedroom

18'01 x 8'08 (5.51m x 2.64m)

Bedroom

20'09 x 8'05 (6.32m x 2.57m)

Bedroom

10'07 x 9'10 (3.23m x 3.00m)

Bathroom/WC

8'01 x 5'04 (2.46m x 1.63m)





Thorndale Road Approximate Gross Internal Area 2142 sq ft - 199 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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	



GROUND FLOOR

FIRST 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. 2023

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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