



Aidan Gardens, Belmont, DH1 2BF  
4 Bed - House - Townhouse  
£264,500

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# Aidan Gardens

## Belmont, DH1 2BF

Stunning Family Home \*\* Upgraded Throughout \*\* Spread Over Three Floors \*\* Garden, Parking & Garage \*\* Spacious Floor Plan \*\* Very Popular Location \*\* Convenient For Road Links & Amenities \*\* Still Under NHBC \*\* Must Be Viewed \*\*

The floor plan comprises: entrance vestibule, inviting entrance hallway with door to the garage, WC and large family sized kitchen dining room with french doors opening to the rear garden and patio area. The first floor has a comfortable lounge with french doors to the Juliet balcony, double bedroom, study/single bedroom and a further WC. The second floor has the master bedroom bedroom with en-suite shower room/wc and Juliet balcony and there is a further double bedroom and family bathroom/wc. Externally there is a block paved driveway to the front, single garage and an enclosed garden to the rear with lovely patio areas.

Aidan Gardens is situated on a bus route 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 B / Council Tax Band D













## Ground Floor

Vestibule

Hallway

WC

## Kitchen Dining Room

15'11 x 11'5 (4.85m x 3.48m)

Garage

## First Floor

### Living Room

15'11 x 11'5 (4.85m x 3.48m)

### Bedroom

11'9 x 8'8 (3.58m x 2.64m)

### Bedroom/Study

8'3 x 6'11 (2.51m x 2.11m)

## Second Floor

### Bedroom

11'5 x 10'6 (3.48m x 3.20m)

### En-Suite

### Bedroom

12'8 x 8'8 (3.86m x 2.64m)

### Bathroom/Wc

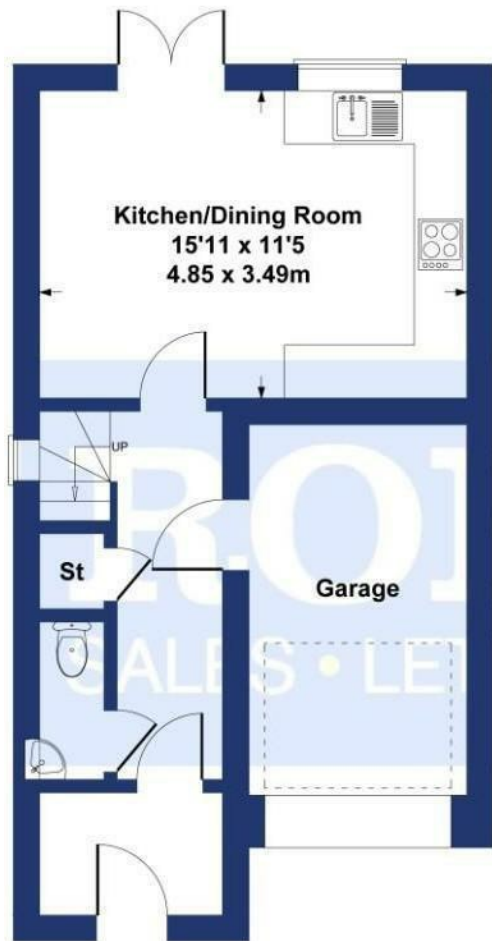




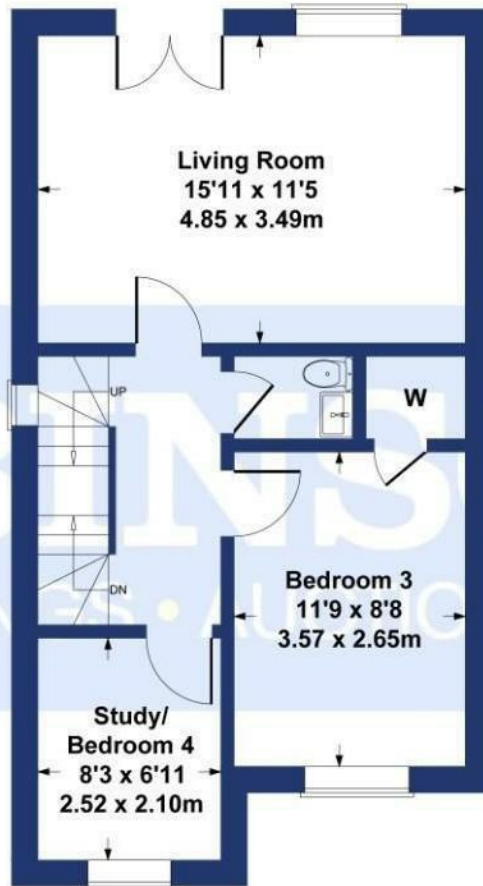


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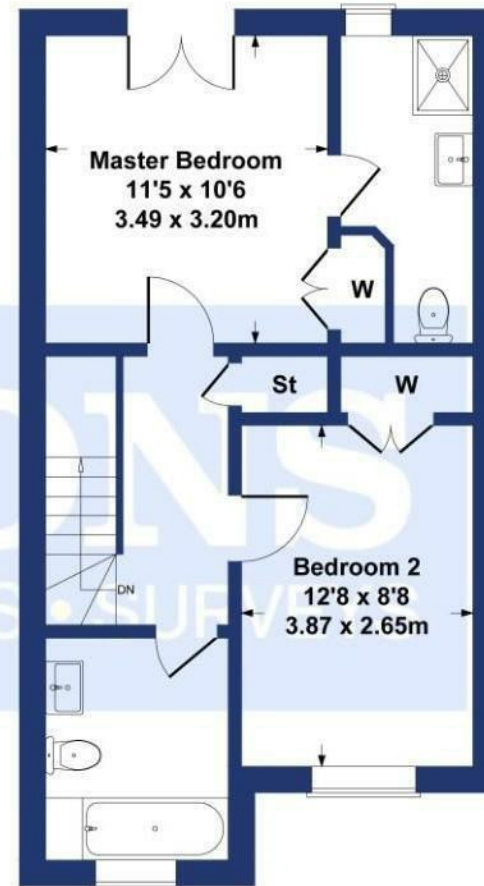
Approximate Gross Internal Area  
1356 sq ft - 126 sq m



**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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(82 plus)	A		
(81-91)	B	82	
(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.



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