

Cheveley Court, Belmont, DH1 2DR
4 Bed - House - Townhouse
O.I.R.O £225,000

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Cheveley Court
Belmont, DH1 2DR

Occupying a pleasant cul-de-sac position on the popular Cheveley Court development, this well presented, spacious and versatile family home enjoys a larger than average plot, flexible accommodation arranged over three floors and an attractive landscaped rear garden offering a good degree of privacy.

The ground floor features a welcoming entrance hallway, cloakroom/WC and a slightly extended kitchen/dining room, ideal for everyday family living and entertaining, with French doors opening directly onto the rear garden. To the first floor, a comfortable lounge benefits from a Juliet-style balcony, while a separate dining room offers the flexibility to be used as an additional bedroom. A further room provides an ideal home office, study or nursery. The second floor comprises a principal bedroom with en-suite shower room, two further well-proportioned bedrooms and a family bathroom/WC.

Externally, the property benefits from an integral garage and driveway providing off-street parking. Useful side access offers additional storage space and leads to the enclosed, landscaped rear garden, providing an attractive and relatively private setting for outdoor relaxation and entertaining.

Cheveley Court forms part of a popular modern residential development in Belmont, approximately three miles from Durham City Centre. The area offers a good selection of local shops, amenities and schools catering for various age groups.

Durham City Centre provides a wider range of shopping, dining, leisure and recreational facilities. Belmont is also ideally positioned for commuters, with convenient access to the nearby A1(M) motorway interchange, offering excellent transport links throughout the region.

An attractive and versatile family home combining generous living accommodation, a desirable cul-de-sac setting and excellent access to local amenities and transport links.









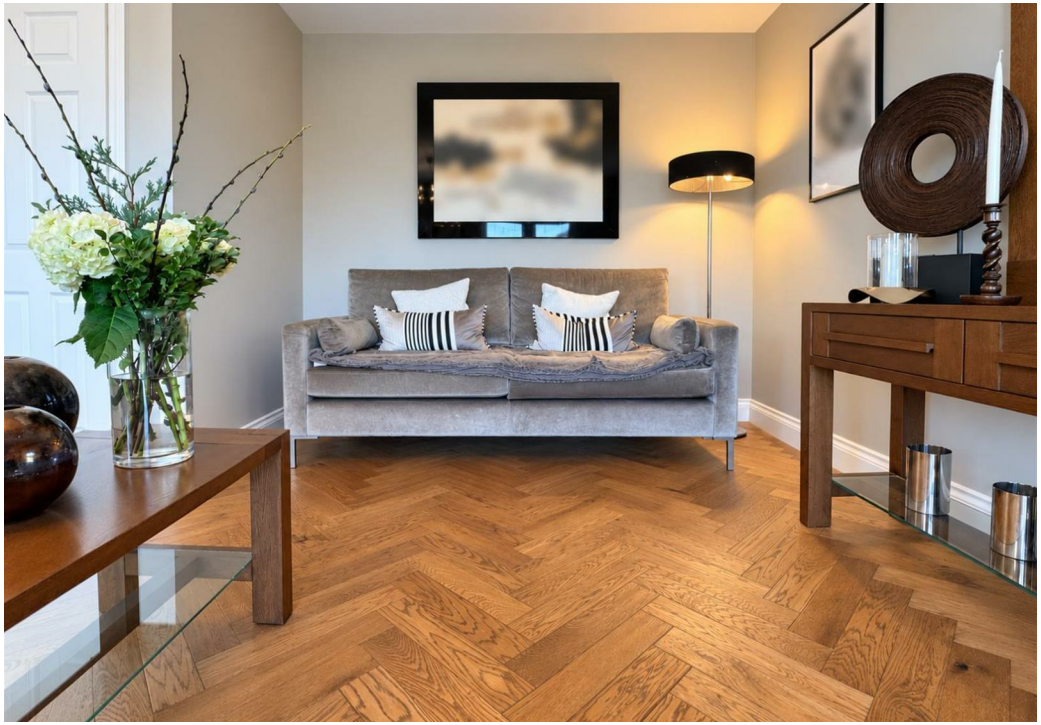






















Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – Not as far as we are aware
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – Slightly internal extension of the kitchen, taking some space from the garage.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



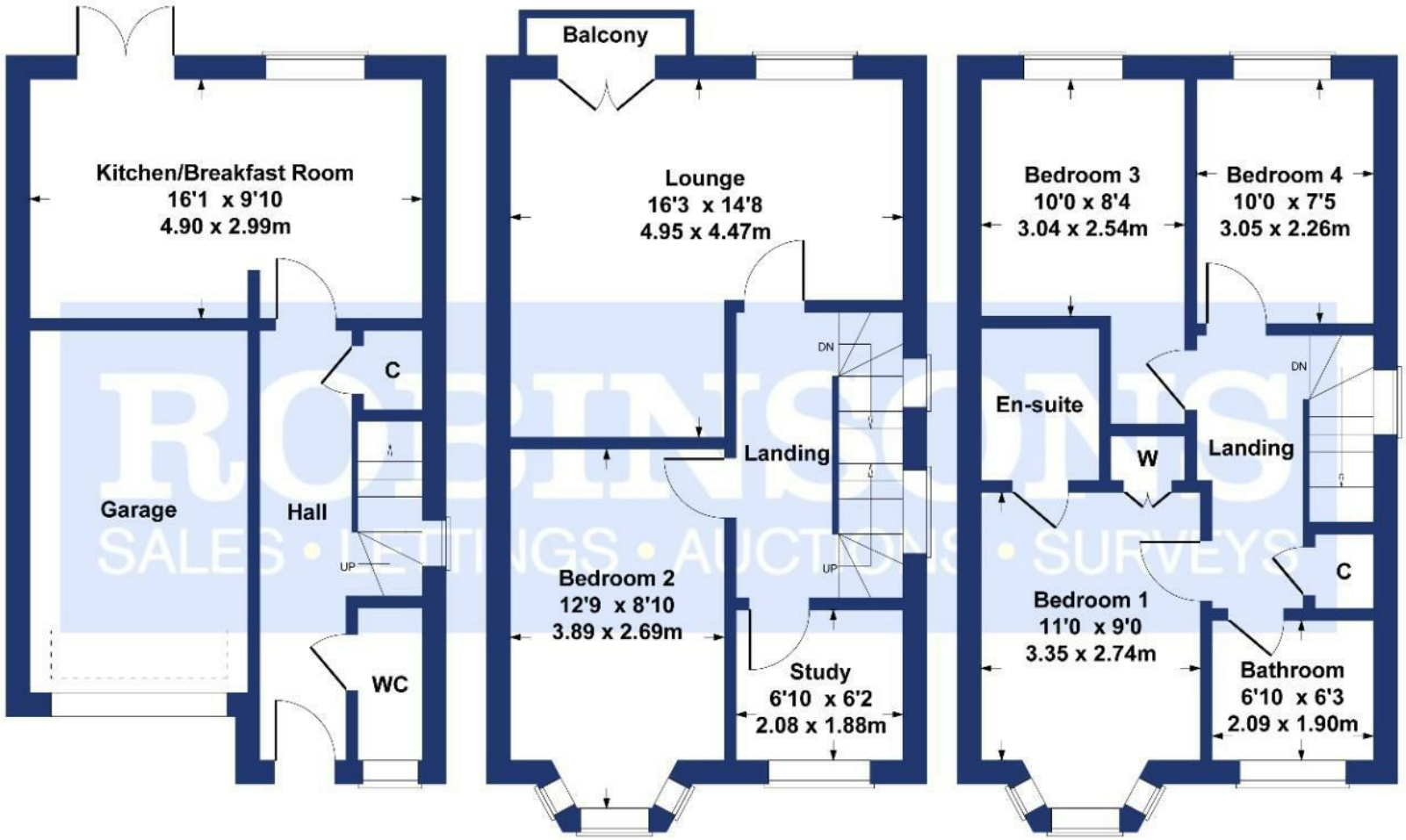




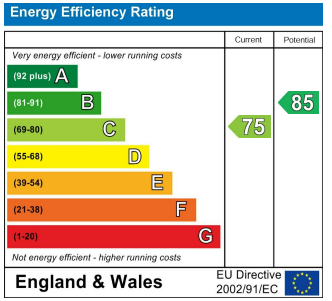


Cheveley Court

Approximate Gross Internal Area
1335 sq ft - 124 sq m



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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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