



The Steadings, Nevilles Cross, DH1 3QZ
4 Bed - House - Detached
O.I.R.O £395,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

The Steadings

Nevilles Cross, DH1 3QZ

Executive Development ** Superb Detached Home ** Close to City Centre ** Solar Panels ** Gardens & Parking ** Double Garage ** Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises; entrance hallway, WC, dining room or office, comfortable lounge with doors to the rear garden room, which has under floor heating. The stunning fitted kitchen breakfast room has a range of integral appliances and useful utility area. The first floor has four bedrooms, en-suite and family bathroom. Outside, the property occupies a pleasant courtyard setting with gardens, parking and double detached garage, which has remote doors and roof storage.

Neville's Cross is a sought-after residential suburb situated just west of Durham city centre, offering a harmonious blend of historical charm and modern convenience. Its proximity to the city provides residents with easy access to a wealth of amenities, while maintaining a peaceful, community-oriented atmosphere.

Transport is ideal for local and regional travel with Durham railway station located close by, along with good local bus routes.

Residents benefit from a variety of local amenities. While the immediate vicinity offers essential services such as newsagents and public houses, a broader selection of supermarkets, including Tesco Express and Lidl, are within walking distance. The nearby city centre expands these options further, featuring a diverse range of shops, eateries, and cultural venues.

Education is a strong suit for Neville's Cross, making it particularly appealing to families. The area is home to several well-regarded schools. Neville's Cross Primary School and Nursery, as well as St Margaret's Church of England Primary. For secondary education, Durham Johnston and St Leonard's. The presence of Durham University and New College Durham in close proximity further enriches the educational landscape.













GROUND FLOOR

Hallway

Cloak/WC

Dining Room or Office

10'09 x 11'04 (3.28m x 3.45m)

Lounge

16'01 x 12'04 (4.90m x 3.76m)

Garden Room

Kitchen Breakfast Room

17'06 x 9'09 (5.33m x 2.97m)

Utility Area

FIRST FLOOR

Bedroom

16'10 x 10'06 (5.13m x 3.20m)

En-Suite

Bedroom

13'01 x 11'02 (3.99m x 3.40m)

Bedroom

11'11 x 11'05 (3.63m x 3.48m)

Bedroom

9'11 x 6'06 (3.02m x 1.98m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating, Multi Fuel Burner, Solar Panels & Under Floor Heating to garden room

Broadband: Basic 8 Mbps, Superfast 66 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,685 p.a

Energy Rating: C

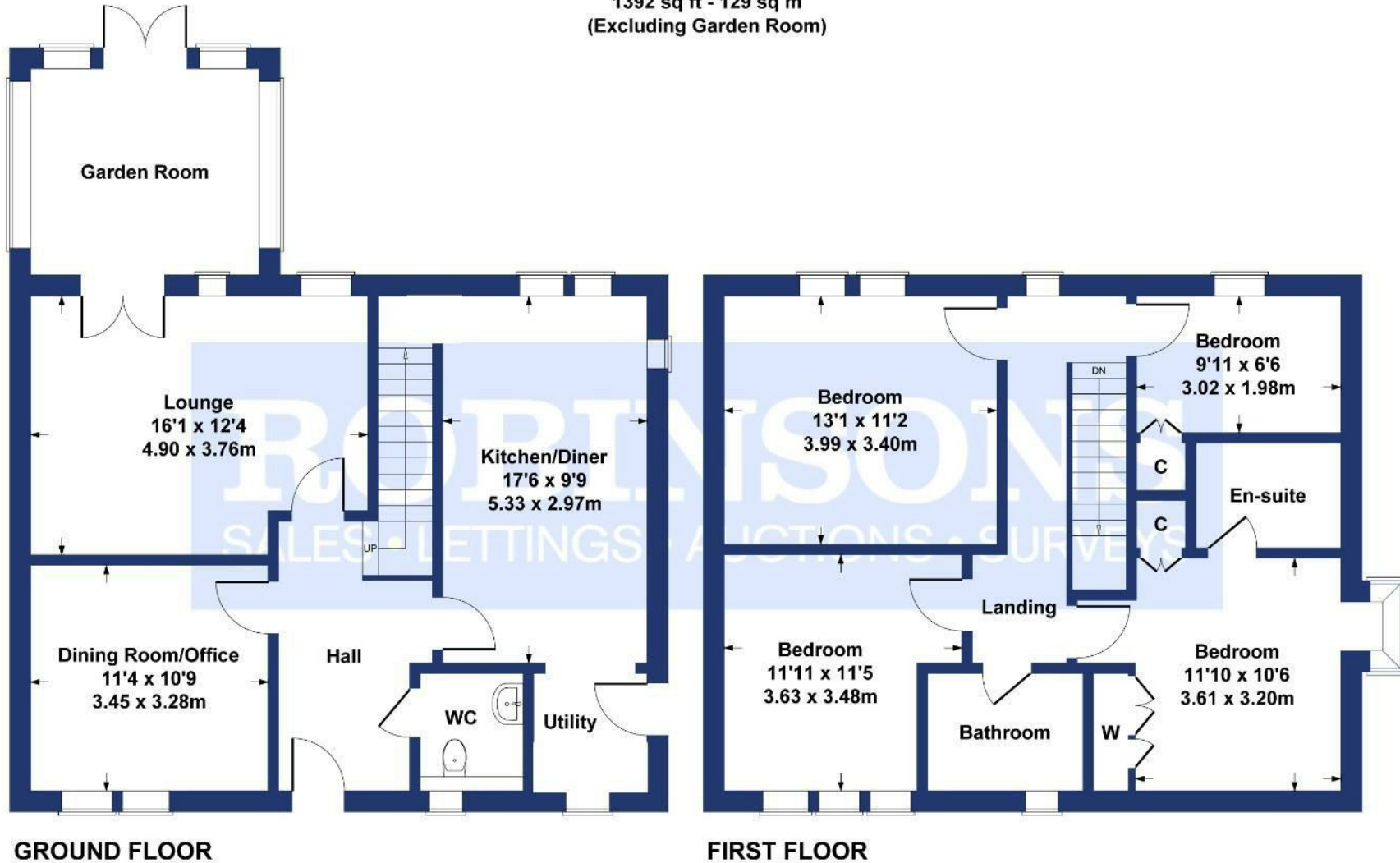
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



The Steadings

Approximate Gross Internal Area
1392 sq ft - 129 sq m
(Excluding Garden Room)

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		74	80
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. 2025

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









1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

