



Archery Rise, Nevilles Cross, DH1 4LA
4 Bed - House - Detached
O.I.R.O £469,995

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Archery Rise

Nevilles Cross, DH1 4LA

Superb Detached Family Home ** Prime Location ** Good Local Schooling & Transport Links
** Easy Access to Durham City Centre ** Versatile Split Level Floor Plan ** Upvc Double
Glazing & GCH ** Parking & Double Garage **

The floor plan comprises: inviting entrance hallway, open plan living dining kitchen, Shower room. The ground floor has four bedrooms, shower room/WC. Outside there are gardens, parking and double garage.

Archery Rise is an exceptionally well-designed residential development, comprising a collection of individually built detached homes. Nestled in the sought-after and well-established neighbourhood of Neville's Cross, this location offers an appealing blend of suburban tranquillity and urban convenience.

Ideally positioned, Archery Rise is just a short walk from Durham city centre, providing residents with easy access to a wide array of shopping outlets, cafes, restaurants, cultural attractions, and leisure facilities. The development is also particularly attractive to families, thanks to its proximity to several highly regarded schools. These include reputable infant and junior schools, Durham Johnston Comprehensive School, and the esteemed independent Durham School, all within easy reach.

For those commuting, the A167 is located less than two minutes away by car, offering swift and direct road connections to both the north and south. In addition, Durham railway station—a key stop on the East Coast Main Line—is conveniently accessible, providing fast and frequent services to major cities including Newcastle, York, Edinburgh, and London.

Archery Rise combines the comfort of spacious, private living with the practical benefits of an outstanding location—making it an ideal setting for families, professionals, and anyone seeking a high quality of life in the Durham area.













STREET LEVEL

Hallway

Lounge

21'05 x 12'08 (6.53m x 3.86m)

Dining Area

9'07 x 9'03 (2.92m x 2.82m)

Kitchen Breakfast Room

20'05 x 11'04 narrow to 9'08 (6.22m x 3.45m narrow to 2.95m)

Shower Room/WC

6'02 x 6'02 (1.88m x 1.88m)

Garage

19'02 x 18'02 (5.84m x 5.54m)

LOWER LEVEL

Bedroom

13'06 x 13'0 (4.11m x 3.96m)

Bedroom

17'01 x 11'05 (5.21m x 3.48m)

Bedroom

10'01 x 8'09 (3.07m x 2.67m)

Bedroom

8'11 x 6'10 (2.72m x 2.08m)

Shower Room/WC

9'04 x 5'05 (2.84m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps Superfast 80 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3118 p.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.

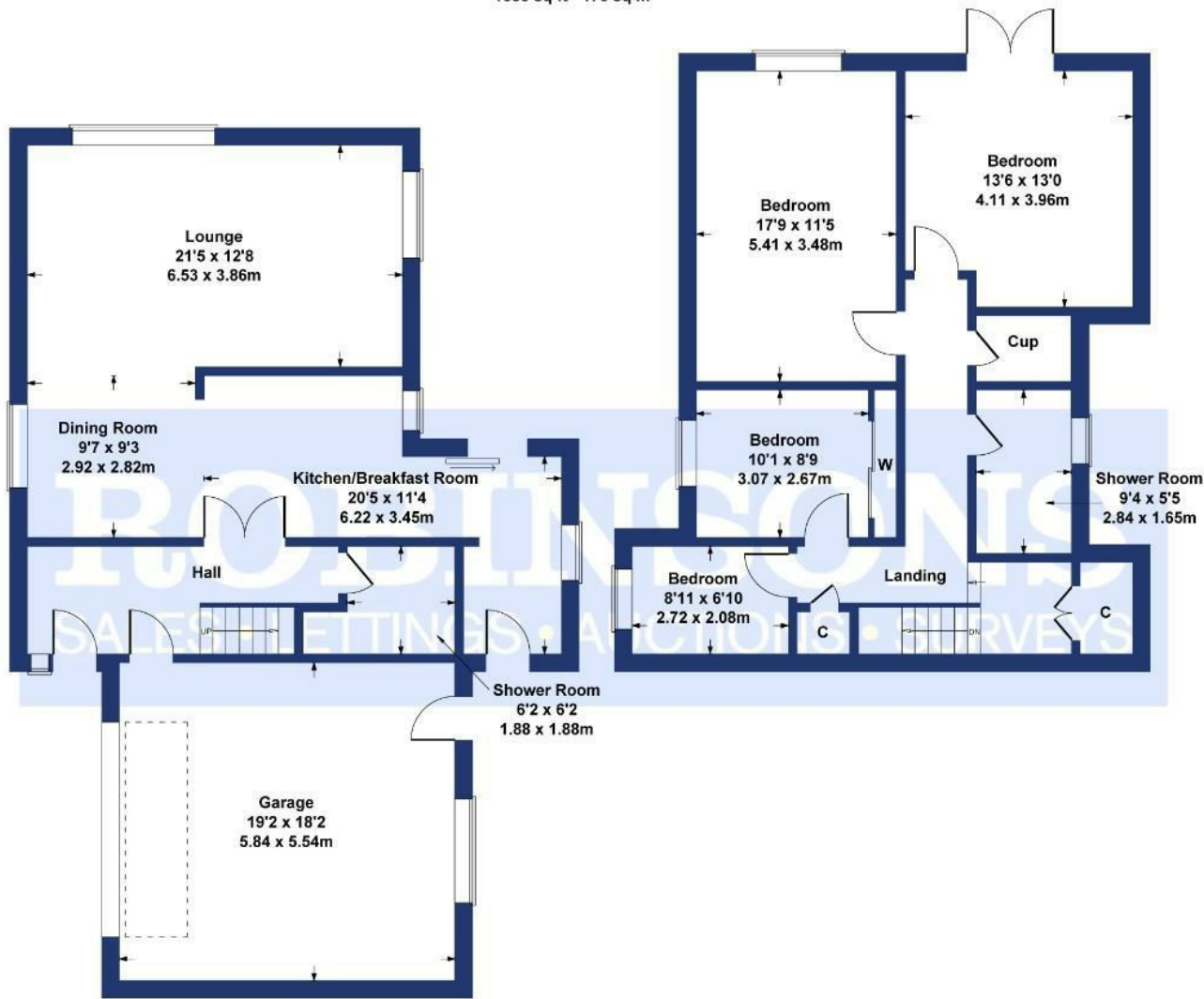
Agent Note

Please note there is a fixed term tenancy on the property until 29/1/26.



Archery Rise

Approximate Gross Internal Area
1885 sq ft - 175 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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. 2024

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.

