

Springwell Road, North End, DH1 4LR
4 Bed - House - Detached
O.I.R.O £739,000

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Springwell Road
North End, DH1 4LR

* NO CHAIN * PRIME NORTH END LOCATION * THREE / FOUR DOUBLE BEDROOMS * GENEROUS AND VERSATILE LIVING SPACE * EXTENSIVE OUTSIDE SPACE * LARGE DRIVEWAY * DOUBLE GARAGE * WALKING DISTANCE OF DURHAM CITY CENTRE *

Occupying a prime site within the highly sought-after North End area of Durham City is this impressive detached home. Offering generous and particularly versatile accommodation, extensive outside space and excellent parking, the property provides an excellent opportunity for families and those looking for flexible living space within one of Durham's traditionally most desirable residential locations.

The ground floor begins with an entrance hallway leading into a large lounge featuring an attractive bay window. The modern kitchen opens into a spacious dining room with semi-vaulted ceiling, creating an excellent space for family living and entertaining, with patio doors overlooking the rear garden. There is also a separate utility room, generous main bedroom, modern shower room/WC and a further substantial room which could be utilised as a fourth double bedroom or additional reception room depending upon individual requirements.

To the first floor there are two further double bedrooms together with a family bathroom/WC.

Externally, the property benefits from a private rear garden providing excellent outdoor space, together with a large paved driveway offering ample off-street parking and leading to a double garage.

Springwell Road is situated within the highly regarded North End area, within comfortable walking distance of Durham City Centre and its extensive range of shops, restaurants, leisure facilities and professional services. The location is particularly popular with families, with well-regarded primary and secondary schools nearby, including Durham Johnston and St Leonard's. Durham Railway Station is also easily accessible, providing excellent mainline connections to Newcastle, York, Edinburgh and London.































AGENT'S NOTES

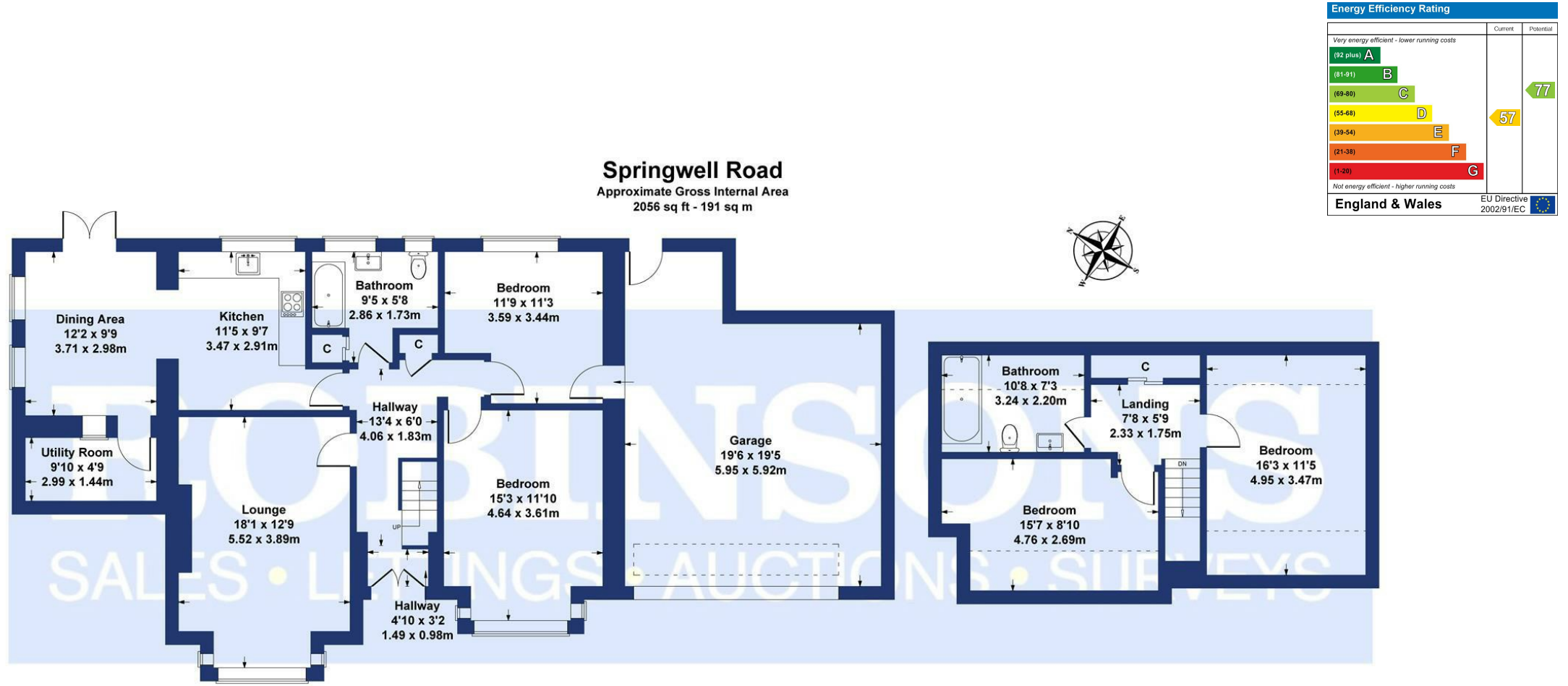
Council Tax: Durham County Council, Band E - Approx £3205pa
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – 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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended, and built rooms in loft space
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.











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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