



Geoffrey Avenue, Nevilles Cross, DH1 4PF  
4 Bed - House - Detached  
O.I.R.O £495,000

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# Geoffrey Avenue

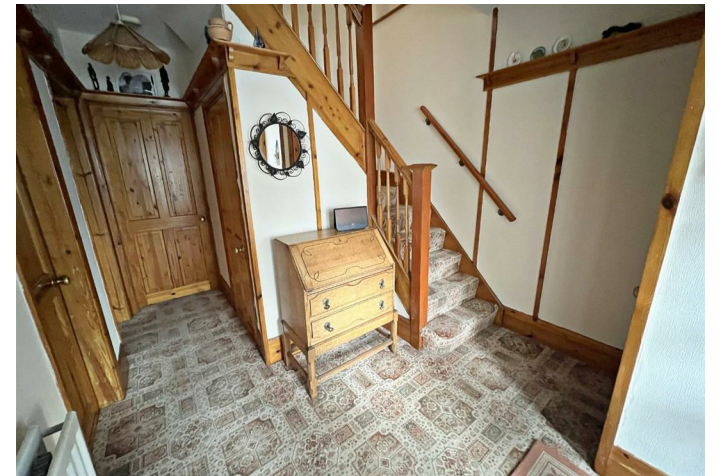
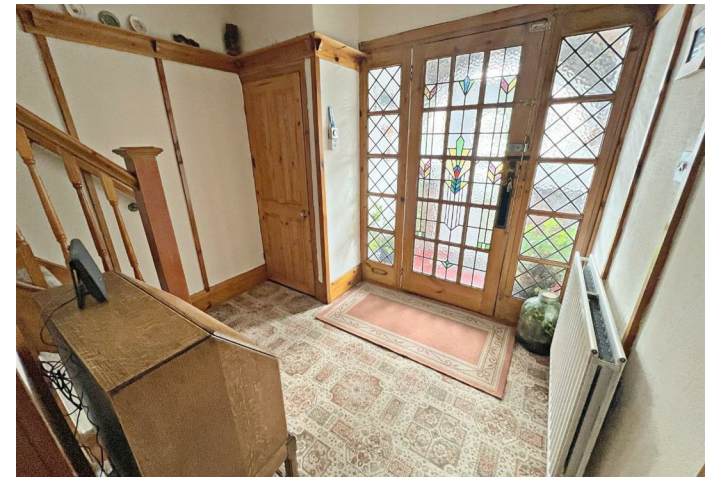
## Nevilles Cross, DH1 4PF

Stunning Rear Garden With Private Aspect \*\* Walking Distance to Durham City \*\*  
Prime Location \*\* Good Schooling Close By \*\* Access to Major Road Links \*\* Solar  
Panels With Battery Storage \*\* EV Car Charging Point \*\* Ample Parking & Garage \*\*  
Double Glazing & GCH \*\* Must Be Viewed \*\*

As you step inside, you'll be welcomed by a delightful entrance hallway that sets the stage for the ambience of this exceptional residence. The ground floor unveils a meticulously designed lounge, exuding comfort and style, complemented by a cosy dining room and a delightful breakfast area. Two of these spaces boast the comforting allure of log burners, infusing the home with warmth and hospitality. The kitchen, a hub of practicality, seamlessly connects to the garage, ensuring effortless convenience for daily activities. Additionally, a convenient separate WC on this level enhances the home's functionality, catering to the needs of modern living.

Venturing upstairs, a haven of tranquillity awaits with four generously proportioned bedrooms, offering an ideal retreat for your family's comfort. The property further impresses with a thoughtfully appointed shower room and family bathroom, catering to both the pragmatic and indulgent aspects of daily life.

One of the most remarkable attributes of this property is its extraordinary garden located to the rear, offering a secluded and tranquil oasis for unwinding, hosting guests, or letting children play amidst the awe-inspiring backdrop of Durham Cathedral. With its lush greenery and captivating vistas, this garden provides a perfect retreat from the hustle and bustle of everyday life, inviting residents and visitors alike to savour moments of serenity and beauty. Whether you seek peaceful solitude, vibrant gatherings, or joyful play, this garden serves as a versatile and enchanting space that truly enhances the charm and allure of this property.























## GROUND FLOOR

### Entrance Porch

### Inviting Hallway

### Dining Room

15'2 x 11'2 (4.62m x 3.40m)

### Lounge & Sun Room

24'9 x 12'1 (7.54m x 3.68m)

### Breakfast Room

16'8 x 9'9 (5.08m x 2.97m)

### Kitchen

9'9 x 9'6 (2.97m x 2.90m)

### Garage

14'9 x 8'0 (4.50m x 2.44m)

## FIRST FLOOR

### Bedroom

15'4 x 10'10 (4.67m x 3.30m)

### Bedroom

12'10 x 10'10 (3.91m x 3.30m)

### Bedroom

15'0 x 8'0 (4.57m x 2.44m)

### Bedroom

8'1 x 6'0 (2.46m x 1.83m)

### Bathroom/WC

### Shower Room/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 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.

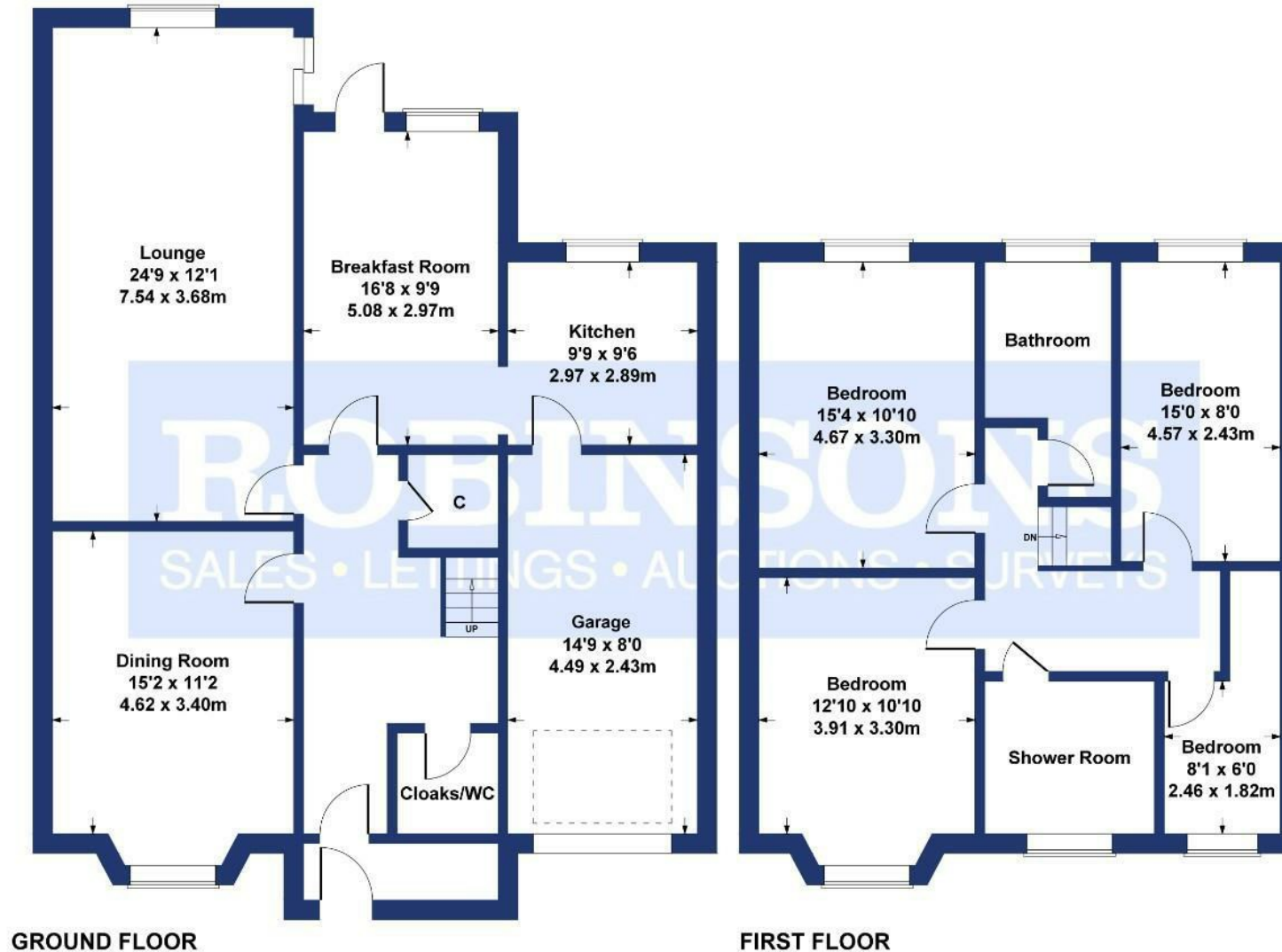








**Geoffrey Ave**  
Approximate Gross Internal Area  
1926 sq ft - 179 sq m



**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		84
(81-81) B		
(69-80) C	76	
(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

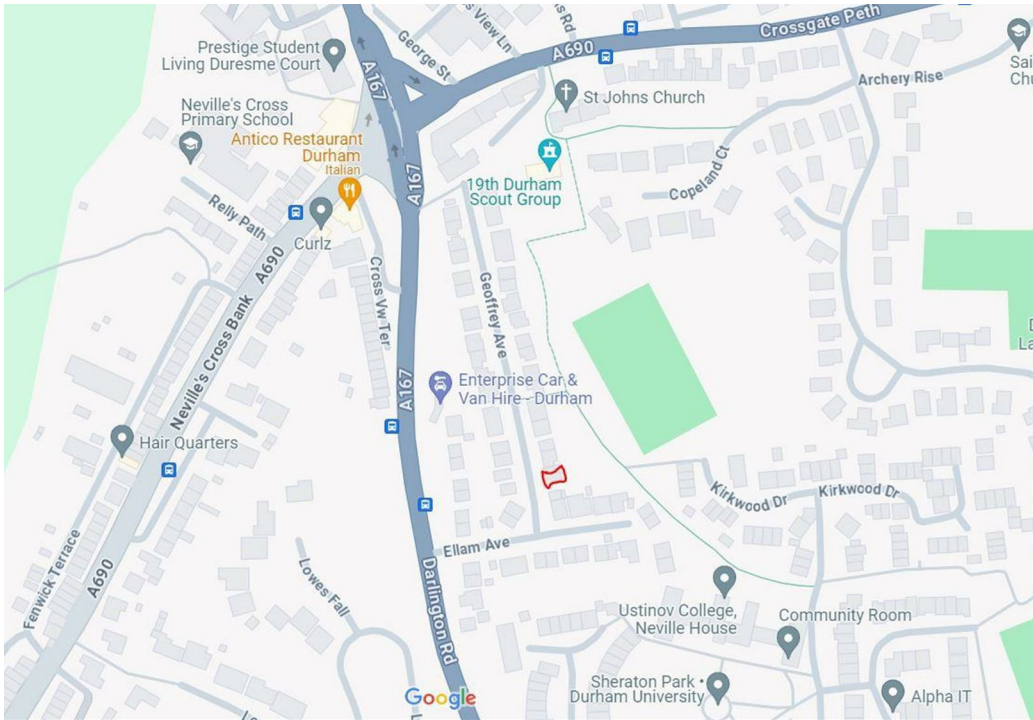
















1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

