



Lowes Wynd, The Downs, DH1 4NT  
4 Bed - House - Detached  
Offers Over £525,000

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# Lowes Wynd

## The Downs, DH1 4NT

Stunning Detached Family Home \*\* Fabulous Secluded Executive Development \*\* Private & Sunny Rear Aspect \*\* Upgraded Throughout \*\* Remodelled Floor Plan \*\* Ample Parking \*\* Close to Durham City Centre \*\* EV Charging Point \*\* Must Be Viewed \*\*

The spacious and versatile floor plan, spans over four floors, comprises; stunning inviting reception hallway and useful utility room having door to the single garage. The first floor has comfortable living room, study and the focal point of the home, a fabulous open plan kitchen living and dining area. This provides ideal space for family gatherings, entertaining or just to relax and take in views of the garden. Two sets of French doors bring the outside in, and is ideal for Alfresco style dining on those summer days. The second floor has three bedrooms, master ensuite shower room and main family bathroom. The top floor has a further double bedroom. Outside, there are gardens, parking and garage access.

The Downs development in Neville's Cross, Durham, offers a well-balanced lifestyle, combining modern living with historical charm in a peaceful suburban setting just west of Durham city centre. Its prime location provides easy access to local amenities, scenic green spaces, and the cultural and commercial attractions of the city.

Ideal for families, the development is close to top-rated schools including Neville's Cross Primary School, Durham Johnston Comprehensive School, and St Leonard's Catholic School. Durham University also adds to the area's academic appeal.

Residents benefit from nearby supermarkets, cafés, and leisure facilities, all within walking distance. Transport links are excellent, with Durham railway station just 0.7 miles away, offering direct services to Newcastle, London, and other major cities. Local bus routes further enhance connectivity throughout the region.

The Downs is a highly attractive option for buyers seeking convenience, community, and quality living in one of Durham's most desirable areas.





















## GROUND FLOOR

### Reception Hallway

11'11 x 8'06 (3.63m x 2.59m)

### Utility Room

8'01 x 6'02 (2.46m x 1.88m)

### Garage

## FIRST FLOOR

### Lounge

16'01 x 11'10 (4.90m x 3.61m)

### Open Plan Living Kitchen & Dining

20'06 x 16'09 (6.25m x 5.11m)

### Study/Nursery

8'03 x 7'0 (2.51m x 2.13m)

## SECOND FLOOR

### Principle Bedroom

13'07 x 13'0 (4.14m x 3.96m)

### En-Suite Shower Room

7'11 x 7'0 (2.41m x 2.13m)

### Bedroom

13'03 x 11'10 (4.04m x 3.61m)

### Bedroom

10'05 x 8'07 (3.18m x 2.62m)

### Bathroom/WC

8'02 x 7'0 (2.49m x 2.13m)

## THIRD FLOOR

### Bedroom

20'07 x 18'03 (6.27m x 5.56m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 49Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3685p.a

Energy Rating: C



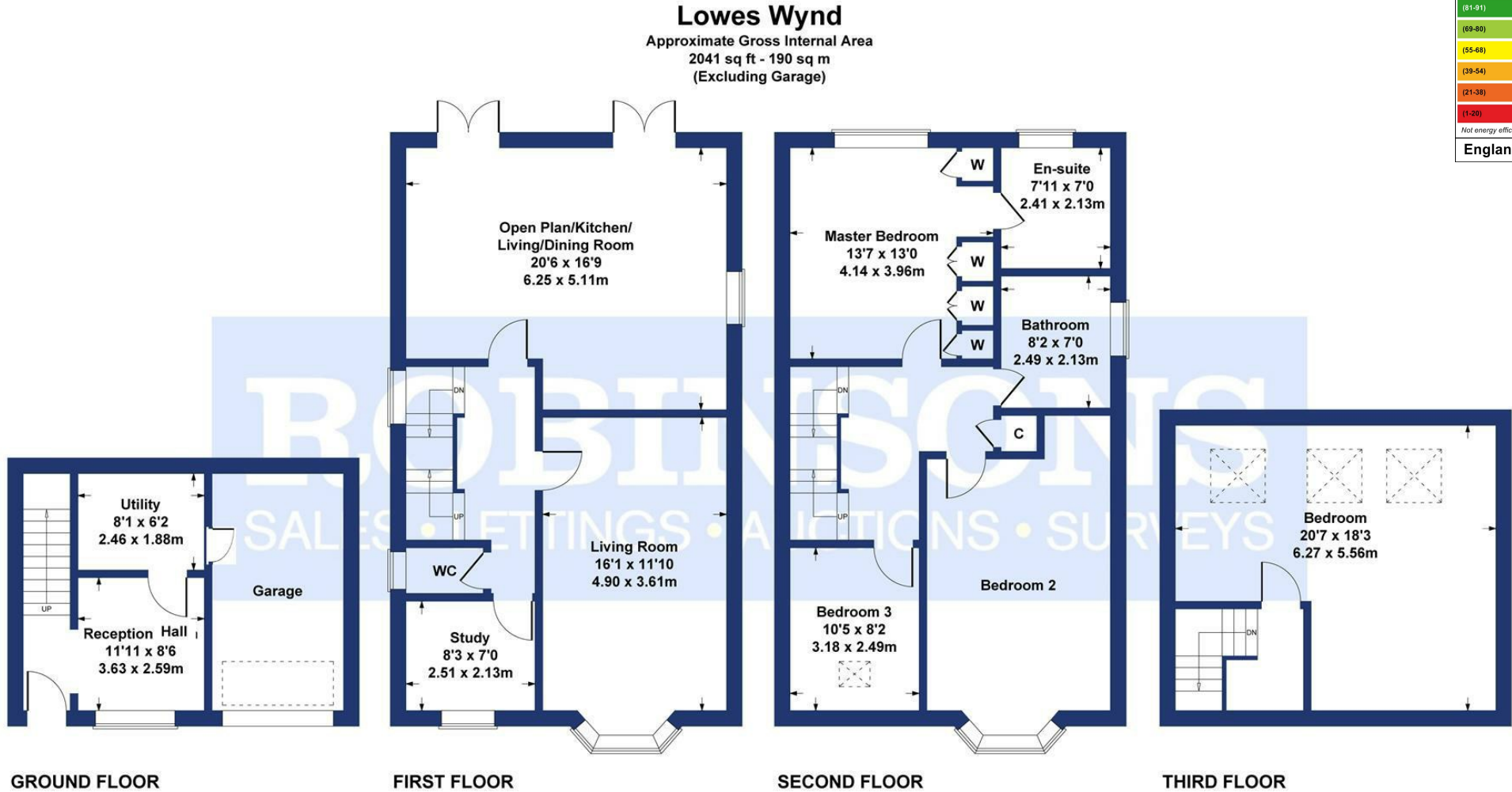
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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.

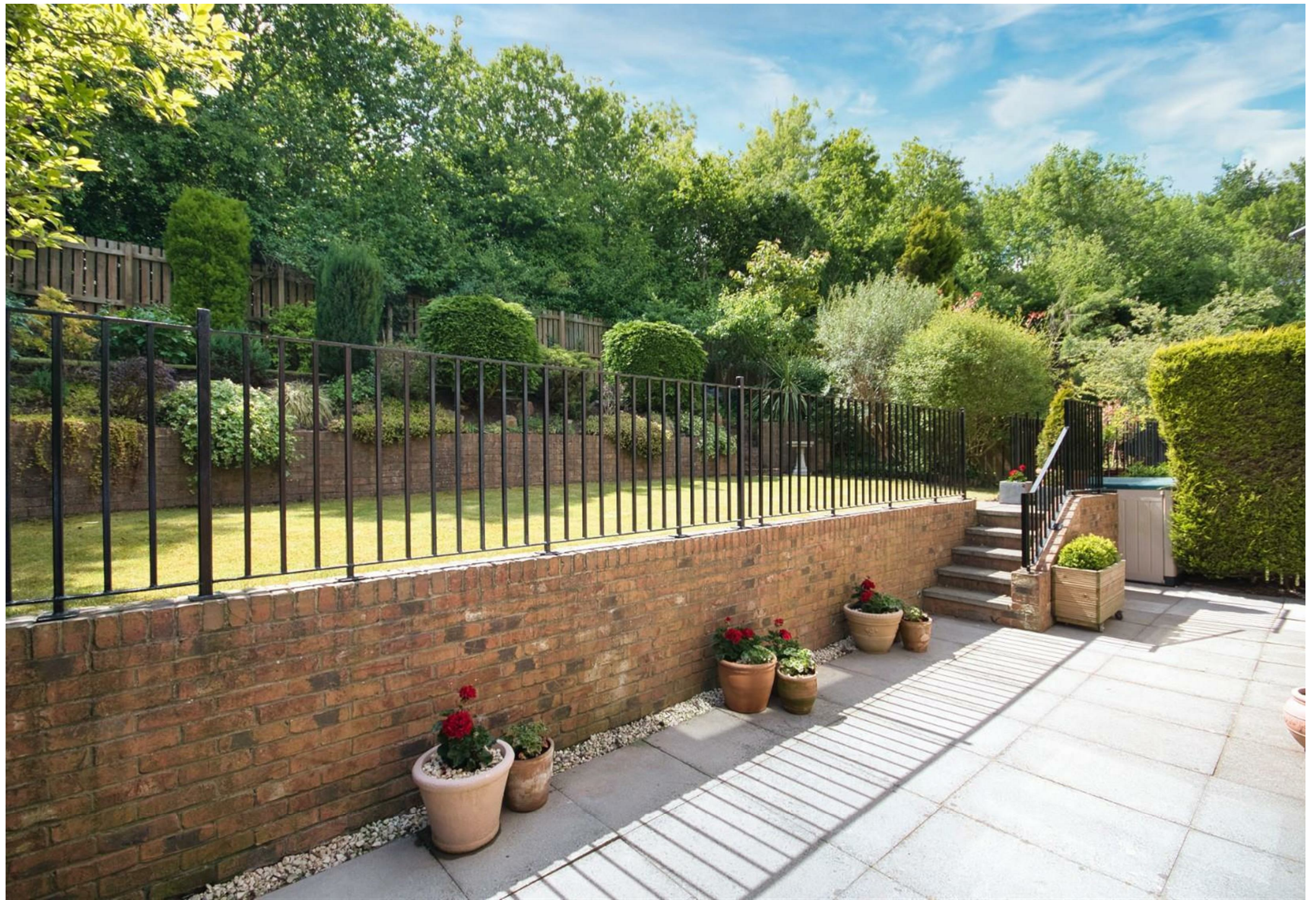
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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

















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