



Springwell Avenue, North End, DH1 4LY
3 Bed - House - Detached
Offers Over £450,000

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Springwell Avenue

North End, DH1 4LY

**** Stunning Open Plan Rear Extension ** A Truly Outstanding Property ** Ideal For A Variety of Buyers ** Highly Regarded & Popular Location ** Upgraded Throughout ** Bi-Folds to Rear Garden & Patio ** Sunny Rear Aspect ** Close to Flass Vale & Exceptional Schooling ** Close to City, Amenities & Transport Links ** Viewing is a Must & Not to be Missed ****

This extended and thoughtfully designed home offers a superb balance of style, comfort, and practicality. The welcoming entrance hallway leads to a convenient ground floor WC and a cosy front lounge with bay window.

The standout feature of the home is undoubtedly the stunning open-plan living, kitchen, and dining area. With its vaulted ceiling and spacious layout, this versatile room is perfect for everyday family life, entertaining guests, or simply unwinding. Bi-fold doors open seamlessly onto the rear garden, making it ideal for alfresco dining. The kitchen is beautifully fitted with quality units and integrated appliances, while a separate utility room provides additional storage and convenience.

Upstairs, there are two well-proportioned double bedrooms and a single bedroom - ideal as a home office or nursery. The family bathroom is stylishly appointed and includes a separate shower cubicle.

Outside, a block-paved driveway offers ample off-street parking. Gated side access leads to the landscaped rear garden, which enjoys a sunny aspect and provides a private, low-maintenance outdoor space.













Location

North End in Durham is a highly desirable residential area that offers a harmonious blend of suburban tranquillity and urban convenience, appealing to a wide range of prospective homebuyers. Located just a short walk from Durham City Centre, North End boasts a peaceful, community-oriented atmosphere with tree-lined streets and a mix of charming period properties and modern homes. The area is well-served by reputable educational institutions, including St. Margaret's Primary and Durham Johnston Comprehensive schools. Residents enjoy a variety of local amenities, such as independent shops, cafes, and traditional pubs, with larger supermarkets and retail outlets only minutes away.

One of the standout features of North End is its proximity to Flass Vale, a designated Local Nature Reserve and Local Wildlife Site. This green corridor, situated to the rear of the property, lies between the A167 and Durham city centre, offering a serene natural retreat with walking and hiking opportunities, captivating viewpoints, and the archaeological site known as Maiden's Bower - a Bronze Age round cairn that adds historical interest to the area .

Transport links are excellent, with Durham Railway Station nearby offering direct routes to Newcastle, York, and London, while the A690 and A1(M) ensure smooth connections by car. Overall, North End combines the character and comfort of a historic neighbourhood with the benefits of modern amenities and connectivity, making it an ideal location for those seeking a balanced lifestyle.

GROUND FLOOR

Entrance Hallway

WC

Lounge

12'01 x 11'02 (3.68m x 3.40m)

Open Plan Living, Kitchen & Dining Area

27'08 x 18'05 (8.43m x 5.61m)

Utility Room

5'0 x 4'09 (1.52m x 1.45m)

FIRST FLOOR

Bedroom

11'03 x 11'0 (3.43m x 3.35m)

Bedroom

15'01 x 9'10 (4.60m x 3.00m)

Bedroom

8'04 x 6'01 (2.54m x 1.85m)

Bathroom/WC

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 75Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Energy Rating: E

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Springwell Avenue

Approximate Gross Internal Area
1235 sq ft - 115 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

70 76

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.



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

