



Archery Rise, Nevilles Cross, DH1 4LA  
4 Bed - House - Detached  
O.I.R.O £465,000

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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 Note

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

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard, assumed.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – None known.

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

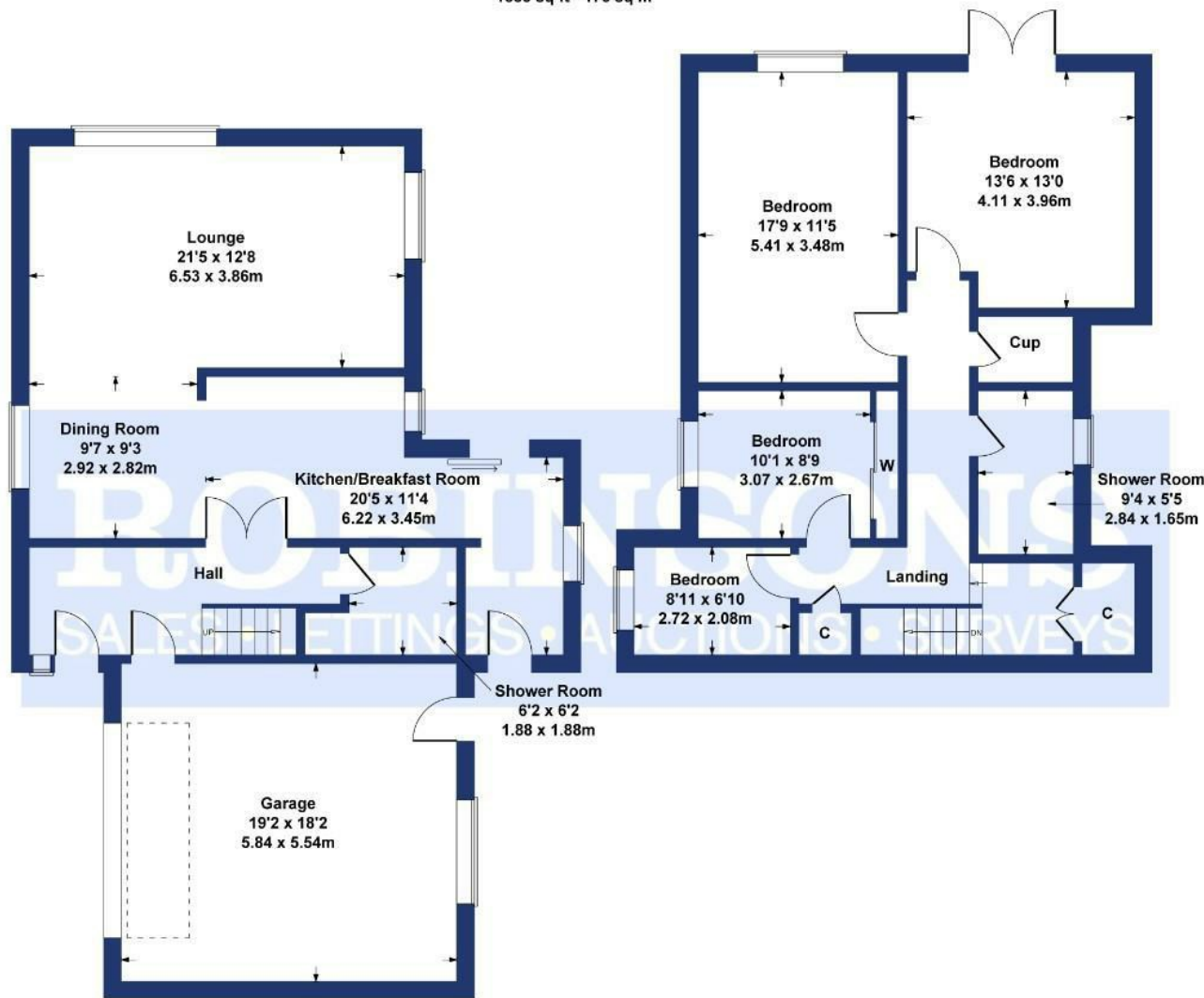






# Archery Rise

Approximate Gross Internal Area  
1885 sq ft - 175 sq m



GROUND FLOOR

FIRST FLOOR

## 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 services.



