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Leesfield Road, Meadowfield, DH7 8NJ  
3 Bed - House - Semi-Detached  
O.I.R.O £210,000

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# Leesfield Road

## Meadowfield, DH7 8NJ

Situated in the ever-popular village of Meadowfield, just a short distance from Durham City, this beautifully extended three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

A standout feature of the property is the impressive open-plan living kitchen and dining area, thoughtfully extended to create a superb social space ideal for entertaining, family gatherings, and everyday living. Filled with natural light and opening directly onto the rear garden, this fantastic space forms the true heart of the home. The contemporary kitchen is fitted with a stylish range of modern wall and base units, offering both practicality and sleek design.

Complementing the open-plan space is a comfortable separate lounge, featuring an attractive bay window that creates a warm and inviting atmosphere. The ground floor also benefits from a useful utility room and a convenient cloakroom/WC, adding to the home's practicality.

To the first floor, the property offers two well-proportioned double bedrooms, a further single bedroom ideal as a child's room, nursery, or home office, and a family bathroom/WC complete with an over-bath shower.

Externally, the property continues to impress. To the front, there is a block-paved driveway providing off-road parking, while side gated access leads to the enclosed rear garden. Designed for low maintenance and outdoor enjoyment, the landscaped rear garden enjoys a good degree of privacy and features attractive patio seating areas alongside astro turf, making it ideal for relaxing or entertaining.

Meadowfield is a popular location offering a great balance of community charm and everyday convenience, with local shops, schools, cafés, pubs, and leisure facilities close by. Excellent transport links, including regular bus services and easy access to the A690 and A1(M), make commuting simple, while Durham City and surrounding countryside are just a short journey away.



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### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

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. Check with seller.

Accessibility/Adaptations – Extended

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.







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