



Leesfield Road, Meadowfield, DH7 8NJ
4 Bed - House - Semi-Detached
O.I.R.O £280,000

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Leesfield Road Meadowfield, DH7 8NJ

** No Chain **Superb Family Home ** Enclosed Rear Garden ** Spacious Layout ** Stunning Open Plan Living Kitchen Dining Space ** Parking ** Popular Location ** Solar Panels With Battery Storage ** Must Be Viewed **

An extended, spacious and immaculately presented four double bedroom semi-detached family home, offered to the market in turn-key condition and arranged over three well-planned floors. The accommodation briefly comprises a welcoming entrance hallway, cloakroom/WC, lounge and an impressive open-plan family room and dining kitchen with wood burning stove, forming the heart of the home and ideal for modern family living. Further practical space is provided by a utility room and a former garage which has been converted to create a second utility area while retaining a useful garage store room. To the first floor are three generous bedrooms, en-suite, a study and a well-appointed family bathroom with shower, with a further spacious double bedroom located on the second floor. Externally, the property enjoys well-tended gardens to both the front and rear along with off-street parking.

Meadowfield, situated just a few miles from Durham City, offers a balance of suburban convenience and community charm, making it a popular choice for potential buyers. The area is well-served by a variety of local amenities, including shops, supermarkets, cafes, and pubs, providing everything needed for day-to-day living. Families benefit from access to nearby schools and recreational facilities, such as parks and sports grounds, ideal for leisure and outdoor activities.

Meadowfield is well-connected, with regular bus services to Durham City and surrounding areas, as well as easy access to major roads like the A690 and A1(M), making it convenient for commuters. The nearby city centre offers additional amenities, including vibrant shopping, dining, and cultural attractions, while the surrounding countryside provides opportunities for walking, cycling, and enjoying nature.













Hallway

Lounge

15'3 x 14'1 (4.65m x 4.29m)

Living Kitchen & Dining

20'6 x 16'4 (6.25m x 4.98m)

Utility Room

7'5 x 5'5 (2.26m x 1.65m)

W C

4'10 x 3'2 (1.47m x 0.97m)

Utility Area/Store

8'5 x 8'2 (2.57m x 2.49m)

FIRST FLOOR

Bedroom

14'6 x 11'6 (4.42m x 3.51m)

En-Suite

5'1 x 5'1 (1.55m x 1.55m)

Bedroom

11'2 x 9'1 (3.40m x 2.77m)

Bedroom

11'1 x 8'0 (3.38m x 2.44m)

Bathroom/WC

8'0 x 7'9 (2.44m x 2.36m)

Study Area

7'8 x 7'7 (2.34m x 2.31m)

SECOND FLOOR

Bedroom

15'10 x 10'2 (4.83m x 3.10m)

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge - NA

Property Construction - Standard

Number & Types of Rooms - Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply - Mains. Solar panels with battery storage

Water Supply - Mains

Sewerage - Mains

Heating - Gas

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 - NA

Probate - NA

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>

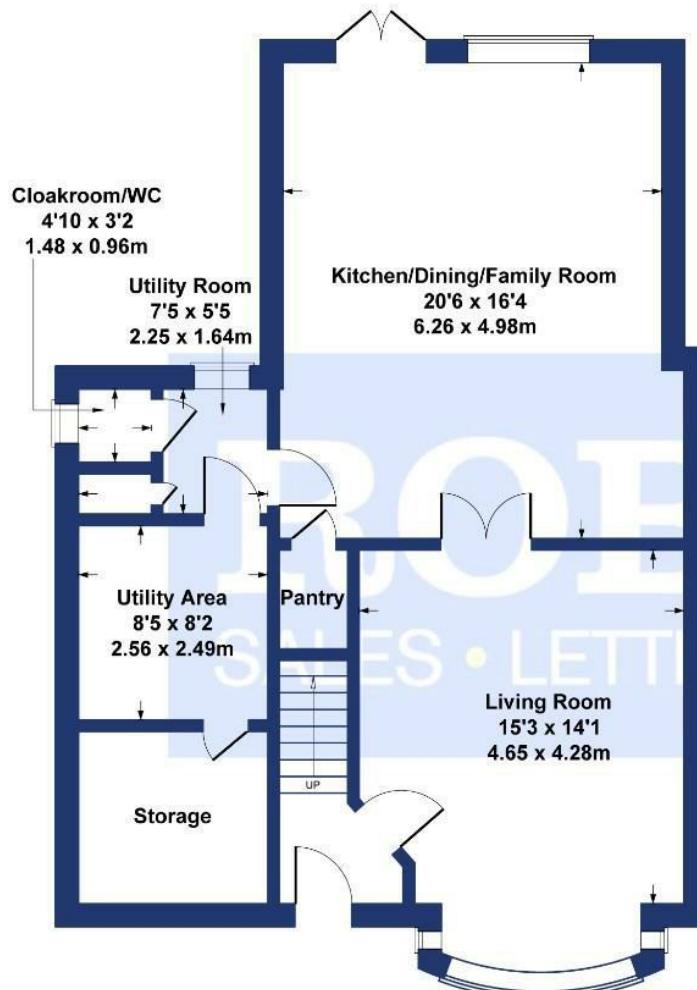
Protected Trees - None Known

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

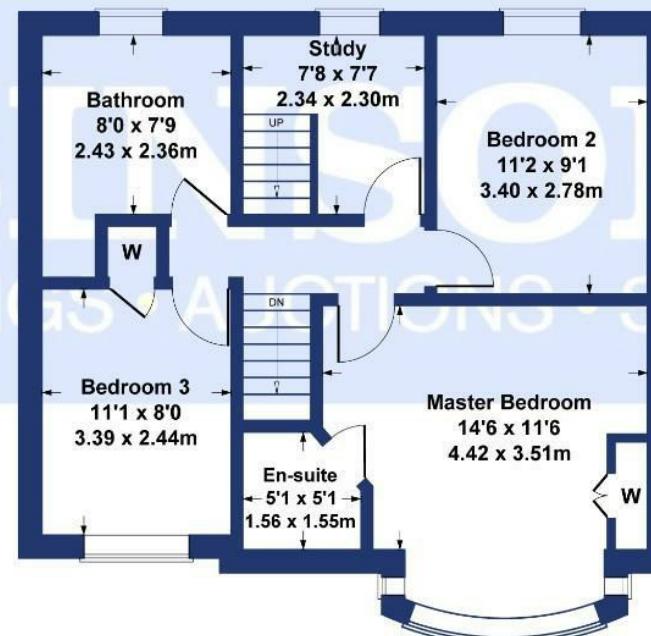


11 Leesfield Road

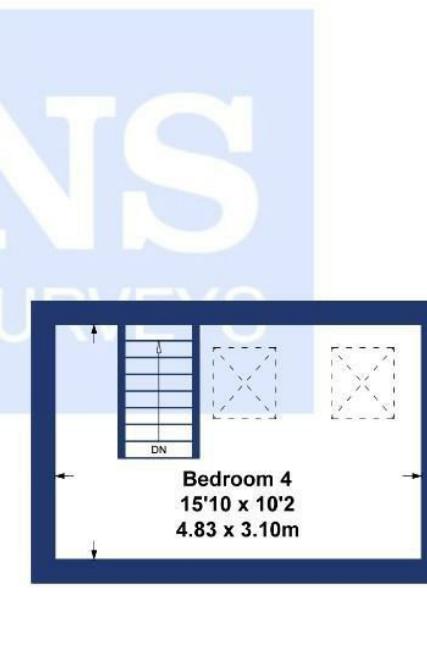
Approximate Gross Internal Area
1593 sq ft - 148 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 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		72	74
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









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