

Faraday Court, Nevilles Cross, DH1 4FG
4 Bed - House - Townhouse
£399,995

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Faraday Court
Nevilles Cross, DH1 4FG

* NO CHAIN * REDUCED FOR MOTIVATED SELLER * EXTENDED * BEAUTIFULLY UPDATED AND MAINTAINED * ALTERED FLOORPLAN * SOUTH FACING PRIVATE REAR GARDEN * GARDEN ROOM WITH INSULATED WARM ROOF * THREE BEDROOMS WITH INTEGRATED WARDROBES * DOUBLE SUDS DRIVEWAY * QUARTZ WORKTOPS * STUNNING KITCHEN, BATHROOM AND EN SUITE * CUL DE SAC POSITION * HIGHLY SOUGHT-AFTER LOCATION * WALKING DISTANCE TO CITY CENTRE *

This extended home has been beautifully updated and maintained to an exceptional standard, with an altered floorplan designed to maximise space and create highly practical modern living. Situated in an excellent cul de sac position within a traditionally sought-after area of Durham, the property is also within walking distance of the city centre and offers a rare combination of quality, space and convenience.

The floorplan comprises an entrance hallway, downstairs WC, well-sized utility room, integrated garage/storage area, impressive dining kitchen with quartz worktops, and a superb garden room with Guardian insulated warm roof opening onto the private south-facing rear garden. To the first floor there is a large lounge, a bedroom and a family bathroom. The second floor offers three further bedrooms, including one with a stylish en suite.

Externally, the front provides a double SUDS driveway, while to the rear is a private south-facing garden ideal for outdoor dining and relaxation.

Faraday Court is highly regarded, located within walking distance of Durham City Centre, making it ideal for access to shops, restaurants, cafés, theatres and cultural attractions, as well as Durham University and the city's mainline railway station. The area is also particularly popular with families due to its proximity to several highly regarded primary and secondary schools. In addition, the property is well placed for major road links including the A1(M), A167 and A690, providing excellent commuting routes to Newcastle, Chester le Street, Sunderland and surrounding areas










LOLA'S DEN





















LOCATION

Faraday Court is conveniently located within Durham City, offering easy access to the historic centre while benefiting from a slightly more settled residential position away from the busiest streets. The city's iconic skyline is dominated by the Cathedral and Castle, part of the UNESCO World Heritage Site, with picturesque views and well maintained riverside paths along the River Wear providing excellent walking routes close to the property. Green open spaces are also nearby, including Wharton Park with its Victorian features and wide views across the city, and the Botanic Garden, which offers peaceful landscaped grounds on the outskirts of the centre.

Durham is a thriving university city, giving it a lively and well balanced atmosphere, with a strong mix of independent cafes, coffee shops, restaurants, traditional pubs, and bars, as well as indoor shopping centres and a wide range of everyday services. Cultural and leisure facilities include theatres, museums, galleries, gyms, and sports facilities, along with regular events and activities throughout the year, from riverside events and rowing to seasonal markets and city festivals.

The location is also practical for day to day living, with good access to supermarkets, local shops, and healthcare services, while Durham railway station on the East Coast Main Line provides direct services to Newcastle, York, and London, making the area well suited to commuters. Road links are also convenient, with straightforward access to the A1(M) and surrounding towns and villages.

Overall, Faraday Court offers an appealing combination of historic surroundings, green open spaces, and modern city convenience, making it an attractive choice for a wide range of buyers looking to enjoy everything Durham City has to offer from a well placed residential development.

AGENT'S NOTES

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a
Tenure: Freehold
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 – We are 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
Position – looking to buy a new build
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 – yes
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – extended by way of garden room. Garage and utility reconfigured.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.









Faraday Court

Approximate Gross Internal Area
1755 sq ft - 163 sq m

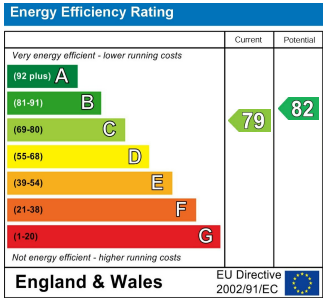


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



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










NORWAY











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