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Back John Street North, Meadowfield, DH7 8RT
4 Bed - House - Detached
O.I.R.O £365,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Back John Street North Meadowfield, DH7 8RT

**** An Exceptional Contemporary Family Home with Fabulous Rear Views ****

Occupying an enviable position with breath-taking rear views and a sunny aspect, this outstanding four-bedroom, three-bathroom detached residence offers luxurious accommodation over three beautifully presented floors, ideal for modern family living.

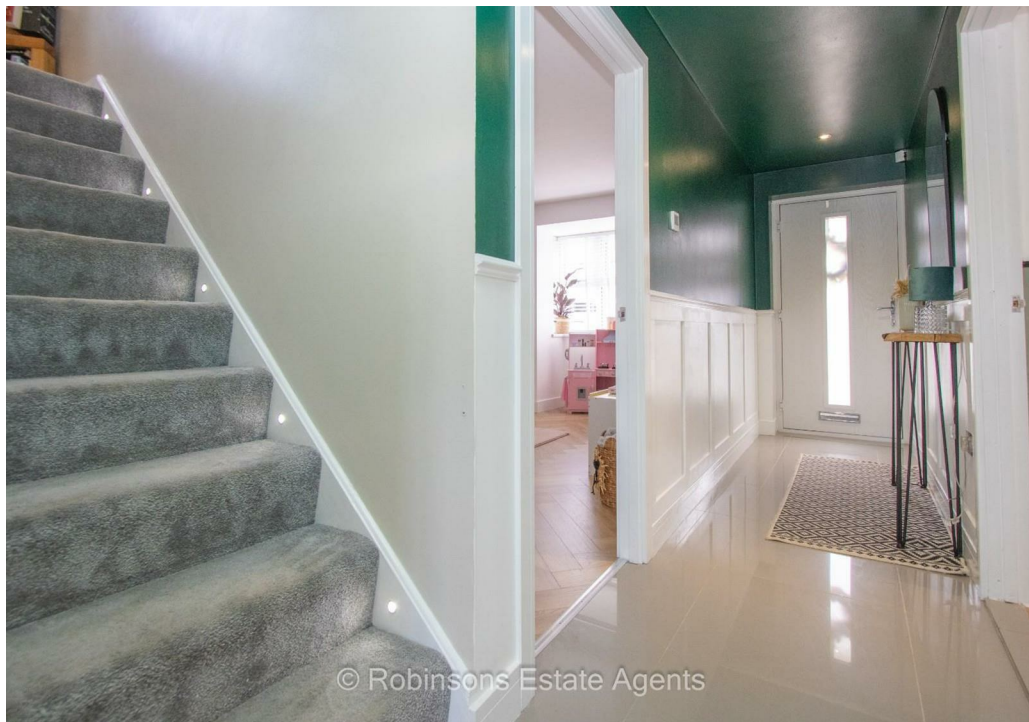
Finished to an exceptional standard throughout, the property benefits from underfloor heating to the ground floor, energy-efficient air source heating and double glazing. The thoughtfully remodelled layout briefly comprises an inviting entrance hallway, home office, elegant reception room, utility room with access to a large storage area, cloakroom/WC and an impressive open-plan living, kitchen and dining area.

The heart of the home is the stunning rear living space, flooded with natural light and featuring bi-fold doors opening onto the recently landscaped garden. The contemporary kitchen boasts a quality range of integrated appliances, while outside offers porcelain-tiled patio areas, artificial lawn and a dedicated hot tub space, creating the perfect setting for entertaining and enjoying the spectacular outlook.

To the first floor are three generous bedrooms, including a guest suite with a luxurious en-suite bathroom featuring a separate shower cubicle, together with a stylish family bathroom also incorporating a separate shower. Occupying the entire top floor is the magnificent principal bedroom, providing a private retreat complete with a contemporary en-suite shower room.

Combining exceptional specification, spacious open-plan living, energy-efficient features and beautifully landscaped gardens with uninterrupted countryside views, this superb home offers an outstanding opportunity to acquire a truly impressive family residence in a highly desirable setting.







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LOCATION

Meadowfield is a popular village located just over two miles from Durham City Centre, offering an excellent balance of village living and city convenience. The area is well served by local shops, schools, healthcare facilities and regular public transport, with easy access to the A167 and A1(M), making it ideal for commuters.

Surrounded by attractive countryside, Meadowfield provides a range of scenic walking and cycling routes, while nearby Durham City offers an excellent selection of shops, restaurants, leisure facilities and the iconic UNESCO World Heritage Site of Durham Cathedral and Castle.

With its strong community feel, excellent amenities and convenient location, Meadowfield remains a highly sought-after area for families, professionals and retirees alike.

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air Source 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 – Garage converted

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.

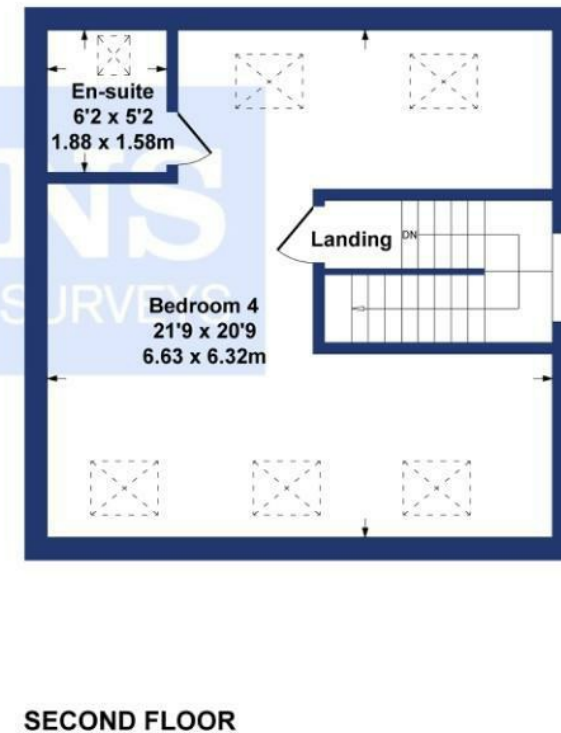
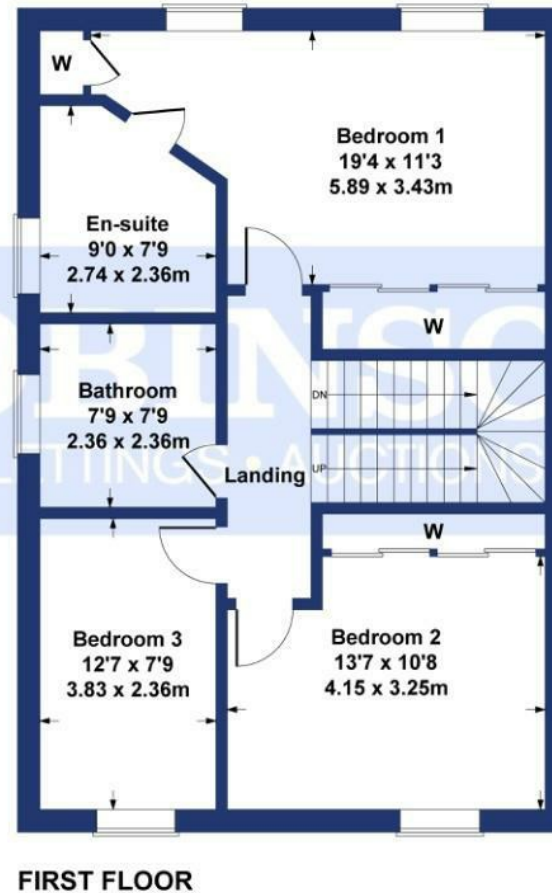
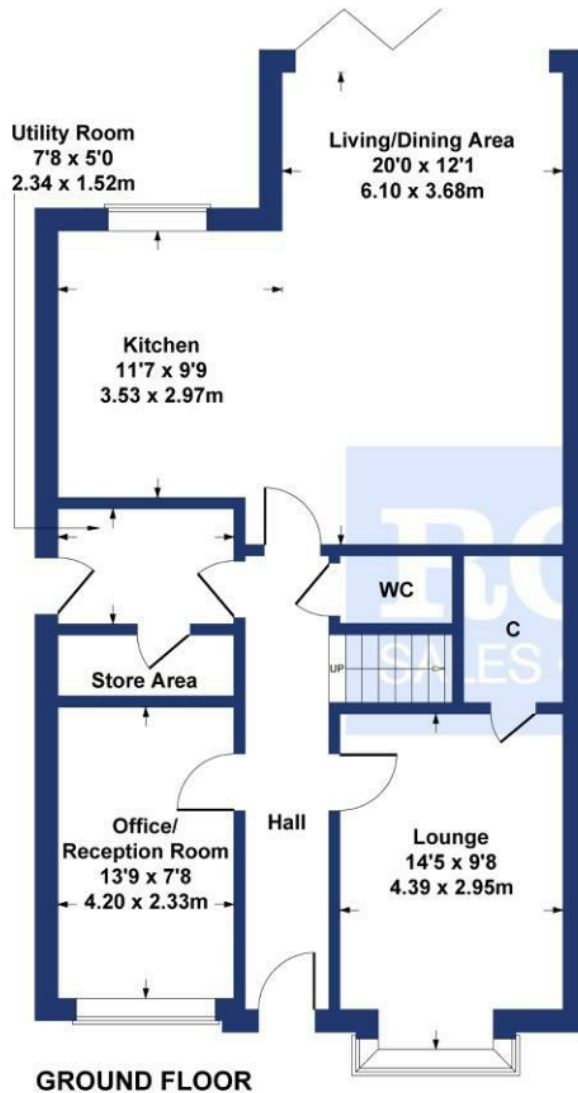
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Fieldside House

Approximate Gross Internal Area
2056 sq ft - 191 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	



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





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