

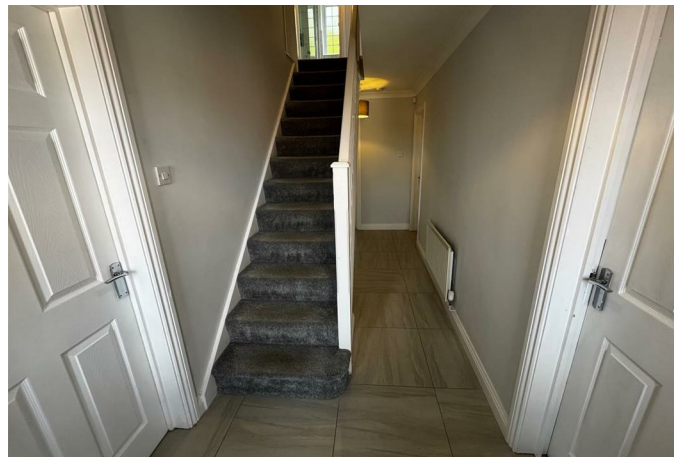
**STUART
EDWARDS**



Ferens Park , Durham DH1 1NU

- EXECUTIVE DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH APPLIANCES
- DOUBLE GARAGE & DOUBLE DRIVEWAY
- AVAILABLE IMMEDIATELY
- HIGHLY DESIRABLE CITY CENTRE LOCATION
- LOUNGE & DINING ROOM
- CLOAKROOM/WC, EN-SUITE & BATHROOM
- PRIVATE REAR GARDEN
- PROFESSIONALS ONLY

£1,950 Per Month Per Month



FULL DESCRIPTION

An executive detached house providing substantial family living accommodation, situated on Ferens Park in The Sands which is a highly regarded location within Durham City Centre.

PLEASE NOTE, This property is to be let to professional's only and is NOT AVAILABLE TO STUDENTS.

The internal living accommodation is beautifully maintained throughout having undergone a full refurbishment program in 2019. Accessed via a UPVC entrance door with exterior canopy above this leads to the welcoming entrance hallway, cloakroom/wc, spacious lounge with large feature bay window, through to the dining room with French doors leading to the rear garden, useful office and Modern fitted kitchen with luxury granite worktops and integrated appliances. Stars from the hallway lead to the first floor landing with loft access, master bedroom with en-suite shower room, a further 3 double bedrooms and stylish family bathroom suite with mains fed shower.

Externally a block paved driveway providing off road parking for two cars leads to a large double garage. To the front steps lead to the laid lawns, whilst the rear garden is enclosed to provide a good degree of privacy and has a paved patio area for outside dining.

With gas central heating via a combi boiler with radiators to all rooms and UPVC double glazing throughout.

Available immediately on a part furnished basis.

Exceptional family rental accommodation, rarely available in Durham City Centre. Sure to prove extremely popular therefore early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167.

The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with tiled flooring, single radiator, coved ceiling at stairs to the first floor landing.

CLOAKROOM/WC

White suite comprising, low level wc, vanity unit with inset wash hand basin, tiled splashbacks, tiled flooring and radiator.

OFFICE

Radiator and tiled flooring.

An ideal children's playroom or office space for anyone working from home.

LOUNGE

Feature bay window facing the front aspect of the property helping to flood the space with a good degree of natural light. The room enjoys an attractive feature fireplace with inset gas fire, coved ceiling, radiator and tiled flooring leading to the dining room.

DINING ROOM

Tiled flooring, radiator, coved ceiling and double glazed French doors providing access to the garden.

KITCHEN

Range of modern, high gloss handleless wall and floor units with luxury granite worktops with upstands and matching splashback. Composite sink unit with mixer tap, integrated microwave, fridge/freezer, washer, dryer, electric oven, and induction hob with stainless steel extractor hood above. Stylish anthracite grey vertical radiator, spot lighting, tiled flooring and side access door.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

Spacious double room with feature bay window facing the front aspect of the property, radiator and access to the en-suite shower room.

EN-SUITE

White suite comprising: low level wc, pedestal wash hand basin, shower cubicle with mains fed shower and glass screen, radiator, tiled flooring and modern tiled splashbacks.

BEDROOM 2

Double bedroom with radiator.

BEDROOM 3

Double bedroom with radiator.

BEDROOM 4

Double bedroom with radiator.

FAMILY BATHROOM

Contemporary suite comprising, low level wc, modern vanity unit with inset wash hand basin and waterfall tap, panel bath with overhead mains fed shower and glass screen, spot lighting, double radiator, tiled flooring and stylish half tiled walls and splashbacks.

DETACHED DOUBLE GARAGE & DRIVEWAY

GARDENS

Steps leading to front garden with laid lawn. Whilst the rear garden is

enclosed with fenced boundaries and has laid lawn and a paved patio are.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9700-7699-0022-3004-3393>

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

