

Fernleigh Sherburn  
Road  
Durham  
DH1 2JW



# Fernleigh Sherburn Road

## £280,000

Nestled on Sherburn Road in Durham, this delightful three-bedroom detached house offers a perfect blend of comfort and style. Built in around 1935, the property has been well presented and boasts an inviting atmosphere that is sure to appeal to families and professionals alike.

The home features two spacious reception rooms, providing ample space for relaxation and entertaining. The open-plan living area creates a seamless flow between the rooms, making it an ideal setting for both everyday living and special occasions. The well-appointed kitchen complements the living space, ensuring that meal preparation is both enjoyable and efficient.

The property comprises three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the house benefits from a driveway that accommodates parking for several vehicles, a valuable feature in this popular location. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant neighbourhood. The garage has planning permission to be converted to a one bed annex.

In summary, this well-presented detached house on Sherburn Road is a wonderful opportunity for anyone looking to settle in Durham. With its spacious living areas, three comfortable bedrooms, and convenient parking, this property is not to be missed.

### Entrance Porch

Via a contemporary style composite door with central opaque glass pane, double glazed windows, tiled floor

### Hallway

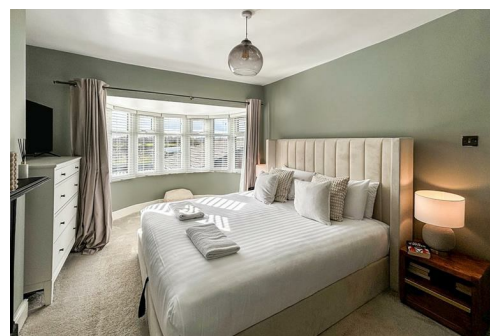
Via entrance door from porch, stairs to 1st floor, radiator, tiled floor

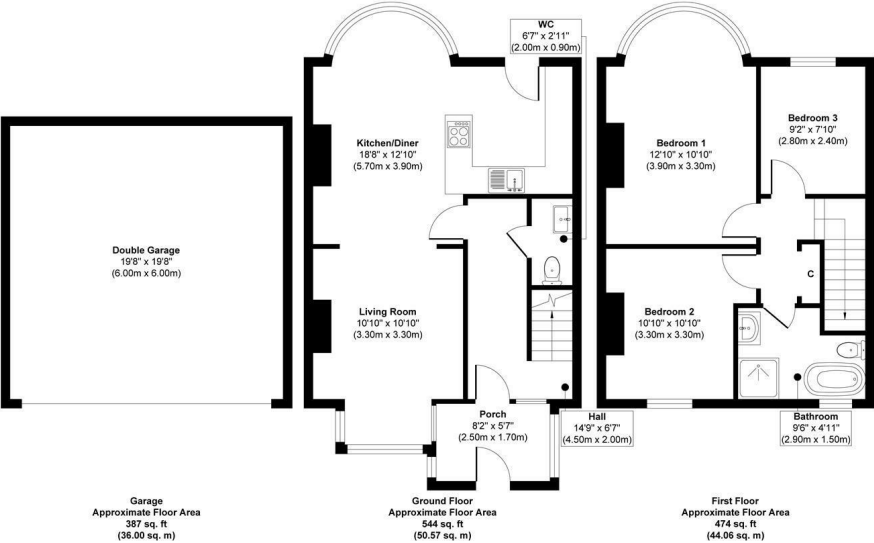
### Cloakroom/WC

Double glazed window to side, low level WC and wash hand basin, radiator

### Living Room

Double glazed box bay window to front, feature fireplace with marble hearth, tiled recess and limestone mantle with inset log burning stove, radiator





Approx. Gross Internal Floor Area 1405 sq. ft / 130.63 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Kitchen/Dining Room**

Range of base, wall, larder and drawer units with complementing heat resistant worksurface incorporating a 1 1/2 bowl colour coded sink unit, four ring ceramic hob with electric oven below, integrated dishwasher, integrated fridge/freezer, tiled floor, spotlighting, anthracite radiator, large double glazed bow window to rear

**First Floor - Landing**

**Bedroom 1**

Double glazed bow window to rear, feature cast iron fire surround, anthracite radiator

**Bedroom 2**

Double glazed window to front, anthracite radiator

**Bedroom 3**

Double glazed window to rear, anthracite radiator, picture rail

**Bathroom**

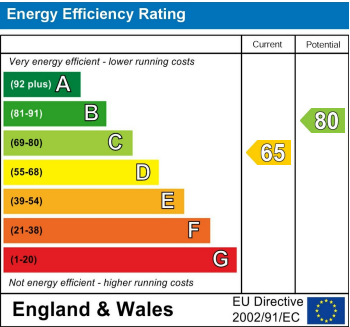
Double glazed window to front. White suite comprising; free standing oval bath with waterfall style mixer tap, low level WC, wash basin with mixer tap in vanity unit, separate shower cubicle with mains fed shower, tiled walls, tiled floor, heated towel rail style radiator

**Garage**

Double garage with electric roller shutter door, power and light, eaves storage

**Externally**

Double wooden gates to a long block paved driveway, leading to the double garage and extending to the front and rear of the house. Gazebo style covered seating area, ideal for al fresco eating and entertaining. There is a further gravelled seating area, adjoining the lawned garden to the rear of the garage. There is also a good sized summer house, ideal for use as a work space, home gym , childrens play area or hobbies room.



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





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