



Ferens Park, The Sands, DH1 1NU
4 Bed - House - Detached
£465,000

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Ferens Park

The Sands, DH1 1NU

Superb Family Detached Home ** Pleasant & Popular Location ** Private Rear Aspect ** Close to Riverside & City Centre ** Ample Parking & Large Garage ** No Upper Chain ** Must Be Viewed **

The floor plan offers a spacious and practical layout, starting with an inviting entrance hallway that provides access to the garage and a convenient cloakroom/WC. The comfortable lounge leads through to the dining room, which opens onto the rear garden and patio—ideal for alfresco dining. The open-plan kitchen/breakfast room features modern units, integrated appliances, and space for a dining table overlooking the garden. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room/WC, and a separate family bathroom. Outside, the property benefits from a front garden with double driveway parking and access to a large garage. The enclosed rear garden offers privacy and a patio area perfect for outdoor relaxation.

The Sands in Durham is a highly sought-after location for families, offering a safe, scenic setting just a short walk from the vibrant city centre and the River Wear. It strikes a perfect balance between peaceful living and urban convenience, with excellent schools nearby—including the outstanding-rated Durham Johnston Comprehensive—and a range of quality primary options. Local amenities include riverside walks, parks, play areas, cafés, libraries, and leisure facilities. The area also boasts superb transport links, with Durham railway station and the A1(M) close by for easy commuting. With its strong community, rich heritage, and top-tier education, The Sands is an ideal place to call home.













Entrance Hallway

WC

Lounge

16'3 x 11'10 (4.95m x 3.61m)

Dining Room

10'0 x 9'3 (3.05m x 2.82m)

Breakfast Area

10'3 x 9'2 (3.12m x 2.79m)

Kitchen

11'0 x 10'0 (3.35m x 3.05m)

Garage

14'6 x 14'5 (4.42m x 4.39m)

FIRST FLOOR

Bedroom

16'4 x 10'3 (4.98m x 3.12m)

En-Suite

7'05 x 6'11 (2.26m x 2.11m)

Bedroom

11'3 x 10'2 (3.43m x 3.10m)

Bedroom

10'2 x 8'3 (3.10m x 2.51m)

Bedroom

10'4 x 8'3 (3.15m x 2.51m)

Bathroom/WC

7'01 x 6'11 (2.16m x 2.11m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,685p.a

Energy Rating: Pending

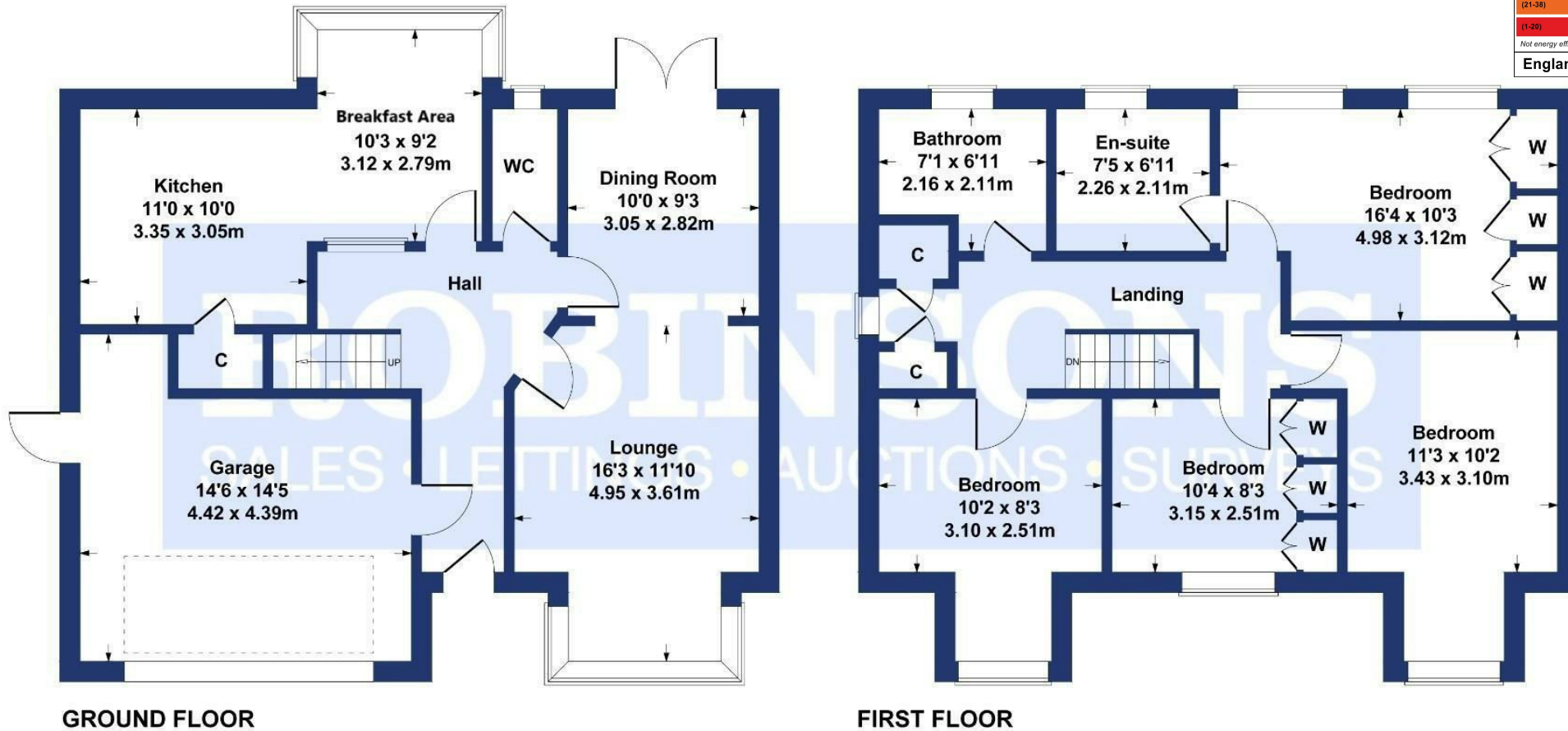
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Ferens park

Approximate Gross Internal Area
1647 sq ft - 153 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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. 2025

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 services.



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