Ferens Close

Durham City, Durham DH1 1JX

- STUNNING MODERN TOWNHOUSE
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- PRVATE LANDCAPED REAR GARDEN
- B EPC RATING
- CLOSE TO A1 (M) MOTORWAY & A690 DUAL CARRIAGEWAY
- 4 BEDROOMS
- 2 ENSUITES & FAMILY BATHROOM
- 2 ALLOCATED PARKING SPACES - EV CHARGING POINT
- EXCELLENT SCHOOL CATCHMENT AREA
- CLOSE TO TRAIN STATION & CITY CENTRE AMENITIES

Asking Price £430,000

FULL DESCRIPTION

Beautifully presented throughout, the current owner has created a home to be truly proud of, with stylish finishes and thoughtful touches at every turn.

Entering through a composite front door, you are welcomed into a light and inviting hallway. The ground floor offers a versatile bedroom (currently used as a reception room) complete with its own stylish en-suite shower room.

Stairs lead to the first floor revealing the real wow factor: a spectacular open-plan kitchen/dining/living space that forms the heart of the home. This bright, sociable area features a contemporary Shaker-style kitchen with integrated appliances, a cosy feature fireplace, and two sets of UPVC double doors opening onto a private balcony.

On the second floor you'll find the generous master bedroom with its own luxurious en-suite shower room, two further bedrooms, and a beautifully finished family bathroom boasting both a bath and a separate shower cubicle.

Externally, the property benefits from two allocated parking spaces to the front, while the attractively landscaped rear garden provides excellent privacy and a peaceful retreat right in the city centre. The home also enjoys gas central heating, an EV charging point, UPVC double glazing throughout and has a B EPC rating..

In such a prime Durham City Centre location and presented in show-home standard condition, this fabulous townhouse is sure to prove extremely popular. Early viewings are therefore highly recommended to avoid disappointment.

AREA INFORMATION

The property is located in a quiet cul-de-sac within the "Sands" area of Durham City. It enjoys a large area of recreational land about 2 minutes walk away from the property, making this a fantastic space available for families and children. There is also a children's playground within close proximity.

The city centre shops, marketplace, library, cinema, theatre, railway station, bus station, castle, cathedral and leisure centre (with swimming pool and gym) are all within walking distance of the property. A network of riverside footpaths and walks are also within easy walking distance. Durham City is delightful with its cobbled streets and its varied amenities which include the marketplace, a range of local and regional retailers, and a number of well-regarded restaurants and bars.

The property falls within the catchment area of several highly regarded state schools, including St Margaret's and St Oswald's primary schools, and Durham Johnston and St Leonards secondary schools. Durham also offers private education at Bow Preparatory, the Choristers, Durham School, and Durham High School for Girls. The University of Durham has been ranked 3rd overall in the 2026 UK university rankings by The Times and The Sunday Times. Durham is a cultural city of historical significance, with its Castle and Cathedral holding UNESCO World Heritage status.

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.

The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. It lies approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The A1(M) Motorway and A690 Dual Carriage Way is just 3 miles away.

ENTRANCE

Composite entrance door leading to hallway with vinyl flooring, radiator, storage cupboard and stairs to the first landing.

BEDROOM

14'11" x 9'6"
Double radiator and plantation shutters.
Currently used as a reception room.

ENSUITE

Close coupled wc, wash hand basin, shower cubicle with mains fed shower, part tiled walls, vinyl flooring, extractor fan, spot lights and chrome heated towel rail.

FIRST FLOOR LANDING

With stairs to the second floor.

OPEN PLAN KITCHENDINING/LIVING SPACE

17'1" x 29'2"
Living room with feature fireplace and inset electric fire, double radiator, space for a dining table and chairs and two double UPVC doors leading to the balcony.
The kitchen is fitted with a range of shaker style wall and floor units with laminate worktops, upstands and inset sink and drainer unit. Integrated fridge, freezer, dishwasher, washing machine, electric oven, gas hob and extractor hood. Spot lights, vinyl flooring, double radiator and UPVC French doors leading to the garden.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM

12'1" x 10'2"
Radiator.

ENSUITE

Close coupled wc, wash hand basin, shower cubicle with mains fed shower, part tiled walls, vinyl flooring, extractor fan, spot lights and chrome heated towel rail.

BEDROOM
9'3" x 11'9"
Radiator.

BEDROOM
8'5" x 7'5"
Radiator.

BATHROOM
6'6" x 9'1"
Close coupled wc, wash hand basin, panel bath, shower cubicle with electric shower, part tiled walls, vinyl flooring, extractor fan, spot lights and chrome heated towel rail.

GARDEN
Not directly overlooked from the rear this private enclosed garden is landscaped with laid lawn, paved patio with feature pathway and a raised decked area with a outside bar.

TWO ALLOCATED PARKING SPACES
Situated at the front of the property.

EPC.
EPC Rating - B
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0246-3003-2307-5482-5200

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

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.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

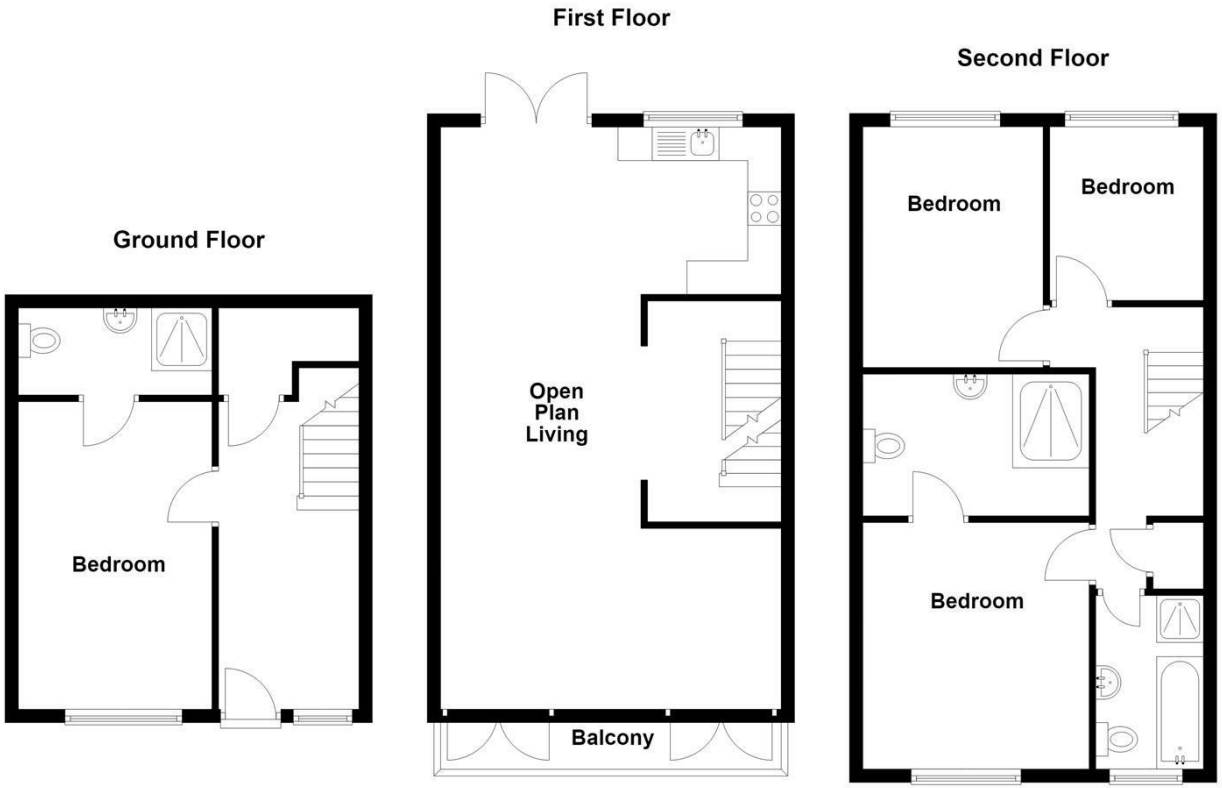
Membership is held with The Property Ombudsman for sales and lettings.

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: D
EPC Rating: B



Total area: approx. 123.8 sq. metres (1332.7 sq. feet)

35 Ferens Close, Durham

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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.