



**STUART
EDWARDS**

Wearside Drive

Durham City, Durham DH1 1LE

- SUBSTANTIAL DETACHED FAMILY HOME
- FULLY FURNISHED - PROFESSIONALS ONLY
- LOUNGE, HOME OFFICE & BASEMENT
- 5 BEDROOMS - LARGE WALK-IN WARDROBE
- "SANDS" AREA IN DURHAM CITY
- CLOAKROOM/WC, 2 BATHROOMS & SHOWER ROOM
- DOUBLE DRIVEWAY
- PRIVATE WALLED GARDEN
- RARE OPPORTUNITY
- AVAILABLE SEPTEMBER 2026

£3,000 Per Month



Council Tax Band: D
EPC Rating: B

FULL DESCRIPTION

Beautifully presented and offered on a fully furnished basis, this exceptional property is available to professionals only from the 1st September 2026.

The moment you step inside, you are greeted by a magnificent floor-to-ceiling height hallway that creates an immediate wow factor. The ground floor offers generous, well proportioned living spaces including a spacious lounge with stylish panelled walls, a useful ground floor cloakroom/WC, a dedicated home office, and an extensively fitted luxury kitchen/dining/living area. This impressive open-plan space features a large central island, integrated appliances, abundant storage, and bi-fold doors opening onto the private rear garden. A separate utility room completes the ground floor.

On the first floor you will find three double bedrooms (all with built-in storage), an en-suite shower room, and a stylish family bathroom boasting a freestanding bath and separate walk-in shower cubicle. The second floor provides two further double bedrooms, a large walk-in wardrobe, and another bathroom with both a bath and separate shower.

The basement offers a versatile multi-purpose room with storage cupboard, ideal for a gym, playroom, or additional storage.

Externally, the property benefits from a double width block paved driveway with lawn to the front, while the rear garden provides a good degree of privacy with stone walled boundary, lawn area and patio. Although the two garages are retained by the landlord, tenants will have access to some storage space within them. The home further benefits from gas central heating throughout and UPVC double glazing.

This outstanding property is presented in excellent condition throughout and enjoys a prime city centre location. It is sure to prove extremely popular with those seeking a high quality family home in one of Durham's most prestigious areas.

Internal viewings are highly recommended to fully appreciate the space, finish, and layout this fabulous home has to offer.

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 HALLWAY

11'9" x 9'10"

A UPVC entrance door with decorative glass panels leads through to the magnificent floor to ceiling height hallway with luxury porcelain tiled flooring, storage cupboard, radiator, wall light and fabulous staircase with glass balustrade leads to the first floor.

LOUNGE

17'8" x 14'1"

Stylish panelled walls, LVT flooring, radiator, coved ceiling and spot lighting.

HOME OFFICE

9'6" x 8'2"

Radiator and storage cupboard.

CLOAKROOM/WC

Modern two piece suite comprising, low level wc, vanity storage unit with inset wash hand basin, chrome heated towel rail, ceramic tiled flooring and decorative mosaic tiled splashbacks.



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.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440

enquiries@stuartedwards.com

www.stuartedwards.com