



Juniper Way, Durham City, DH1 4GZ  
3 Bed - House - Townhouse  
£340,000

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**No Chain \*\* Modern Town House Home \*\* Well Presented & Spacious Layout Over Three Floors \*\* Large Principal Suite With Shower Room \*\* City Centre Location \*\* Rear Garden With Parking Area \*\* Good Transport Links \*\* Must Be Viewed \*\***

The property opens into a welcoming entrance hallway, leading to a stylish cloakroom/WC, a contemporary kitchen diner perfect for modern living, and a comfortable lounge with double doors flowing seamlessly onto the rear garden — ideal for entertaining or relaxing. Parts of the ground floor are enhanced with quality Amtico flooring, adding both durability and a sleek finish.

To the first floor, there are two well-proportioned bedrooms, a modern family bathroom, and a versatile study area — perfect for home working or a quiet reading space. The top floor is dedicated to an impressive master suite, complete with its own private shower room, creating a peaceful retreat away from the rest of the home.

Externally, the property enjoys a prime position and benefits from a rear garden along with allocated parking, offering both convenience and outdoor space.



**GROUND FLOOR**

**Hallway**

**WC**

**Kitchen Diner**

14'1 x 11'3 (4.29m x 3.43m)

**Lounge**

14'10 x 11'0 (4.52m x 3.35m)

**FIRST FLOOR**

**Bedroom**

14'8 x 9'7 (4.47m x 2.92m)

**Bedroom**

11'8 x 8'0 (3.56m x 2.44m)

**Study**

6'4 x 6'1 (1.93m x 1.85m)

**Bathroom**

8'0 x 5'6 (2.44m x 1.68m)

**SECOND FLOOR**

**Principal Bedroom**

19'7 x 14'6 (5.97m x 4.42m)

**En-Suite Shower Room**

**Location**

Juniper Way enjoys a prime city-centre setting, offering immediate access to an outstanding range of local amenities. Just a short stroll away, Durham’s vibrant high street provides an excellent mix of independent boutiques, national retailers and everyday convenience shopping. Residents are also perfectly placed to enjoy a superb choice of cafés, bars and restaurants, many set along the picturesque riverside — ideal for socialising and leisure time. A variety of gyms, leisure facilities and scenic walking routes along the River Wear further enhance the lifestyle on offer.

For families, the location is particularly attractive, lying within reach of highly regarded schools and the renowned Durham University, making the area consistently

sought-after.

Transport connections are exceptional. Durham Railway Station is within easy walking distance, providing regular mainline services to Newcastle, Sunderland, York and London, making it ideal for commuters. The city’s bus station is also close by, offering extensive local and regional routes.

For those travelling by car, the nearby A690 offers direct links to the A1(M), ensuring straightforward access both north and south, as well as to the wider North East road network. This superb connectivity, combined with the wealth of amenities on the doorstep, makes Juniper Way an exceptionally convenient and desirable place to live.

**Agents Notes**

Council Tax: Durham County Council, Band D - Approx. £2551 p.a  
Tenure: Freehold  
Estate Management Charge – None known  
Property Construction – Standard assumed  
Gas Supply - Mains  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Gas Central Heating  
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>  
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.  
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.  
Selective licencing area – No  
Rights & Easements – We understand the property to be in an Article 4 and Conservation area  
Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>  
Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known  
Planning Permission – Nothing in the local area to affect this property that we are aware of.  
Accessibility/Adaptations – None known  
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

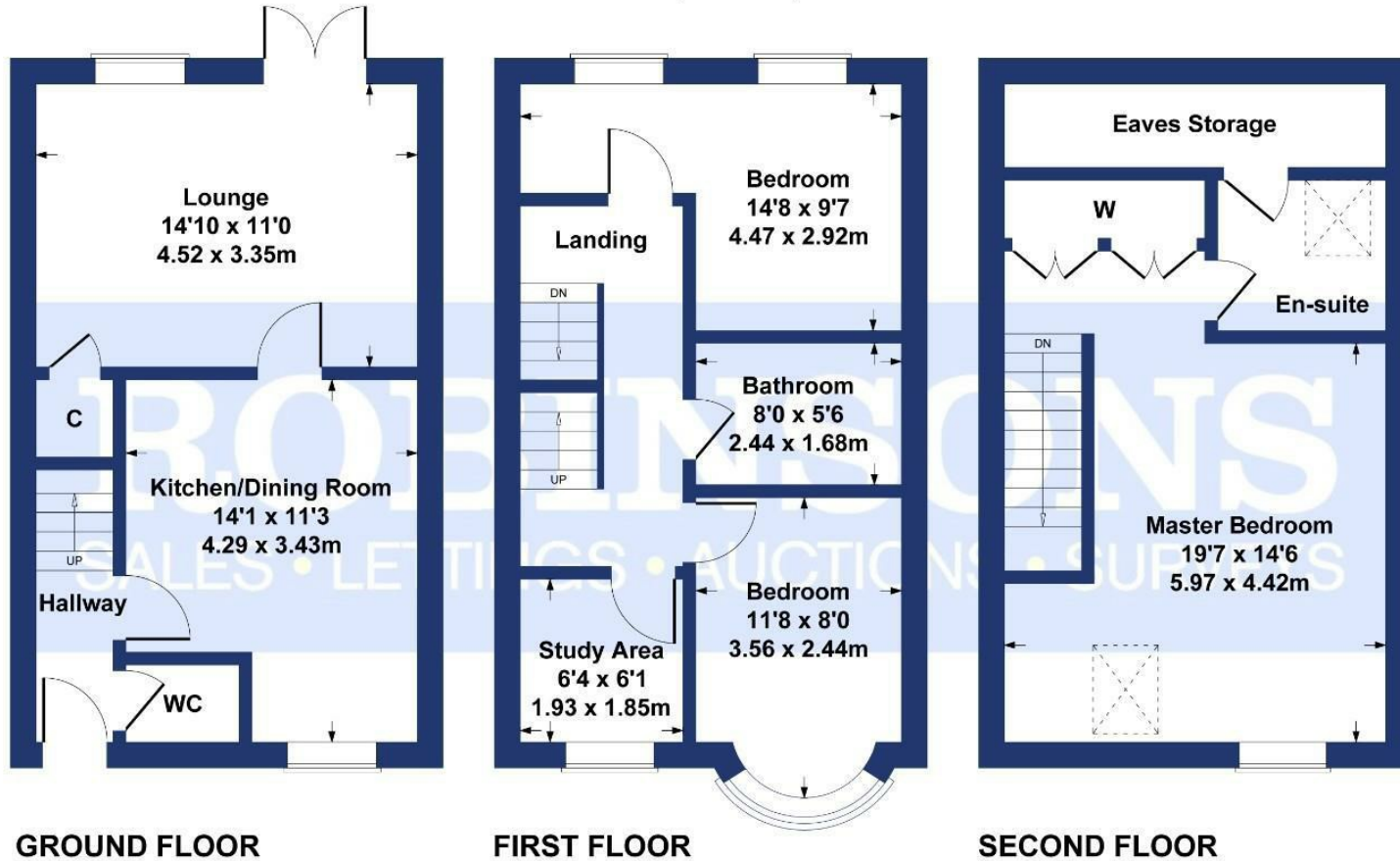
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Juniper Way

Approximate Gross Internal Area  
1092 sq ft - 101 sq m



## 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. 2026

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      |           |
| (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                     |         |           |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.