

Finest
PROPERTIES

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Potters Bank | Durham | County Durham



Sakura



Accommodation in Brief

Ground Floor

Entrance Hall | Office | Living Room | Kitchen/Dining Area | Utility Room | WC

First Floor

Primary Bedroom with En-Suite | Bedroom Two with Shared En-Suite
Bedroom 3 With Shared En-Suite | Two Further Bedrooms | Family Bathroom







The Property

Sakura is an architecturally unique insulated concrete formwork (ICF) property, situated on the highly sought-after Potters Bank in Durham. This newly developed home draws inspiration from Japanese design principles, emphasising simplicity and harmony with the environment, while combining cutting-edge building techniques with practical living.

ICF construction offers an energy-efficient living environment, featuring underfloor heating and high thermal mass properties that help to stabilise temperatures throughout the year. The thick, insulated walls not only provide exceptional soundproofing, reducing noise from the surrounding urban setting, but also contribute to the home's remarkable structural integrity. Reinforced with concrete and steel, this durable construction ensures long-lasting quality and resilience, offering homeowners peace of mind that their investment is built to stand the test of time.

Accessed via a private, landscaped approach, Sakura's bold black standing seam roof and minimalist Tata Steel façade create a striking first impression. Spanning 3,003 sq ft, the ground floor offers an expansive, open-plan kitchen and dining area, equipped with high-spec appliances and sleek, modern cabinetry. Large glass bifold doors flood the area with light and lead to the private rear garden. An adjacent utility room provides additional convenience, which leads to the integral double garage.

Upstairs, the same minimalist design is maintained, featuring a spacious and thoughtfully arranged layout. The principal suite, with its expansive floor-to-ceiling windows, provides a light-filled retreat, offering serene views of the landscaped garden. The luxurious en-suite boasts sleek, contemporary fixtures, including a bath and a walk-in rain shower.

The additional bedrooms are generously sized, designed with modern simplicity in mind, and offer built-in storage for added practicality. Two additional bathrooms on this floor ensure convenience for family and guests, each fitted with high-end finishes and walk-in showers, maintaining the home's overall sense of understated luxury.

Agents Note

The homes are clad in standing seam Tata Steel roofing that comes with a 25 year guarantee. The Guarantee is "solar ready" – allowing the home owner to put clip and fix solar panels on the roof at any point in the guarantee duration.







Externally

The rear garden is bordered by mature trees and hedging that ensure privacy and seclusion. A well-maintained lawn stretches across the garden while a paved terrace, accessible from the open-plan living area, provides the ideal setting for alfresco dining.





Local Information

Potters Bank is located in the southwest of Durham, offering a charming walk along its leafy street and down to the River Wear, leading into the heart of the city. Durham is renowned for its rich heritage, with the iconic Durham Cathedral and Castle, both UNESCO World Heritage Sites, providing a dramatic backdrop. The city centre offers a wide variety of cafés, restaurants, independent boutiques, and cultural attractions, making it a vibrant yet peaceful place to call home.

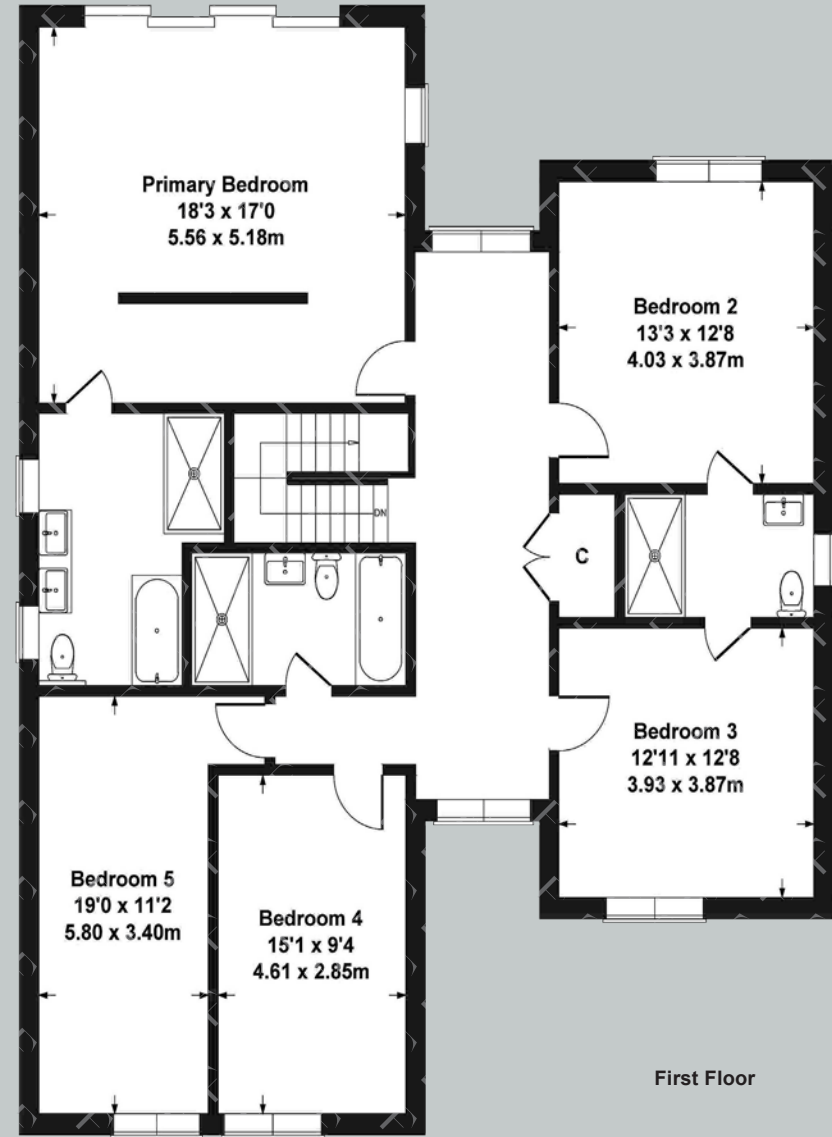
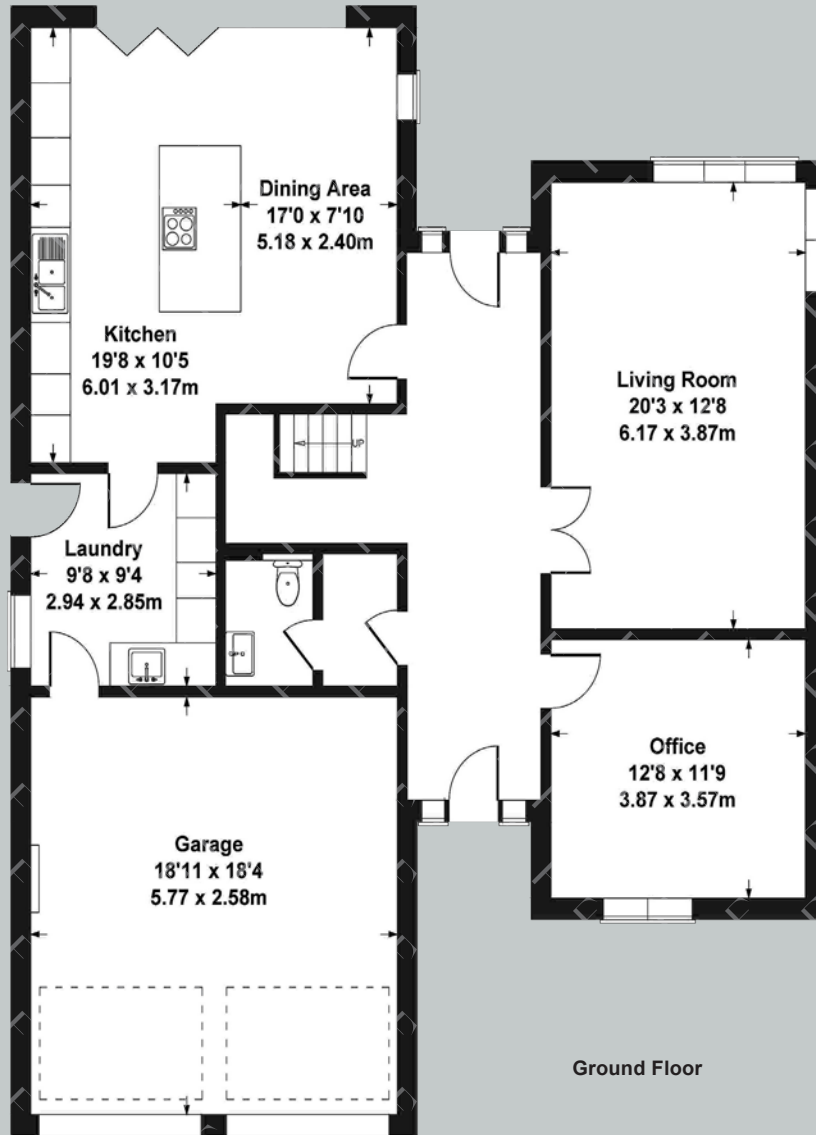
Nearby, the University of Durham's Botanic Garden offers peaceful woodland strolls among exotic plants, and the Oriental Museum showcases fascinating collections from across Asia and the Middle East. Nature lovers can explore further afield, with the Durham Heritage Coast just a short drive away, offering rugged cliffs, sandy beaches, and breathtaking sea views. To the west, the North Pennines Area of Outstanding Natural Beauty (AONB) provides ample opportunities for hiking, cycling, and enjoying the outdoors.

Families in the area benefit from an excellent range of schooling options, including some of the region's most respected state and private schools. Durham Johnston Comprehensive School and Durham School, an independent day and boarding school, are both within close proximity. Additionally, the city is home to the prestigious Durham University, consistently ranked among the top universities in the UK.

The city of Newcastle, with its wider array of cultural, educational, and shopping options, is easily accessible via the A1. For those needing to travel further afield, Durham's railway station provides fast links to London, Edinburgh, and other major cities, while Newcastle International and Durham Tees Valley Airports are within convenient reach for international travel.

Floor Plans

Total area: approx. 279 sq. metres (3003 sq. feet)



Google Maps

what3words



///normal.among.plants

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

DH1 3RR

Band TBC

Rating B

Freehold

Viewings Strictly by Appointment

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