



**Bell Avenue, Bowburn, DH6 5PJ**  
**4 Bed - House - Detached**  
**O.I.R.O £269,950**

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Bell Avenue Bowburn, DH6 5PJ

Ideal Family Home \*\* Pleasant Position With Sunny Rear Aspect \*\* Ample Parking & Integral Garage \*\* Popular Location \*\* Well Presented \*\* Spacious Layout \*\* Double Glazing & GCH \*\* Must Be Viewed \*\*

The floor plan comprises; entrance hallway, comfortable lounge with double doors to the open plan kitchen and dining area, which in-turn has French doors to the rear garden. The kitchen is fitted with a range of modern units with built in oven and hob. There is also a useful utility room and downstairs WC. The first floor has four good size bedrooms, master en-suite shower room and main family bathroom/WC. Outside, there is a front open aspect garden with drive parking. The rear has a generous enclosed garden with sunny aspect.

Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City, making it an attractive option for a range of buyers. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses, making it appealing to first-time buyers, families, and investors alike.

In terms of amenities, Bowburn has a selection of local shops, a post office, and primary schools, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular bus services to Durham and nearby towns. Bowburn is ideal for those seeking affordable living with proximity to city amenities, good schools, and efficient transport routes.











## GROUND FLOOR

### Hallway

#### Living Room

15'9 x 11'1 (4.80m x 3.38m)

#### Kitchen/Dining Room

18'4 x 10'3 (5.59m x 3.12m)

#### Utility Room

#### WC

## FIRST FLOOR

#### Bedroom

13'3 x 12'5 (4.04m x 3.78m)

#### En-Suite

#### Bedroom

12'4 x 9'3 (3.76m x 2.82m)

#### Bedroom

9'6 x 9'3 (2.90m x 2.82m)

#### Bedroom

9'7 x 7'2 (2.92m x 2.18m)

#### Bathroom

6'10 x 6'03 (2.08m x 1.91m)

#### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – NA

Rights & Easements – None known

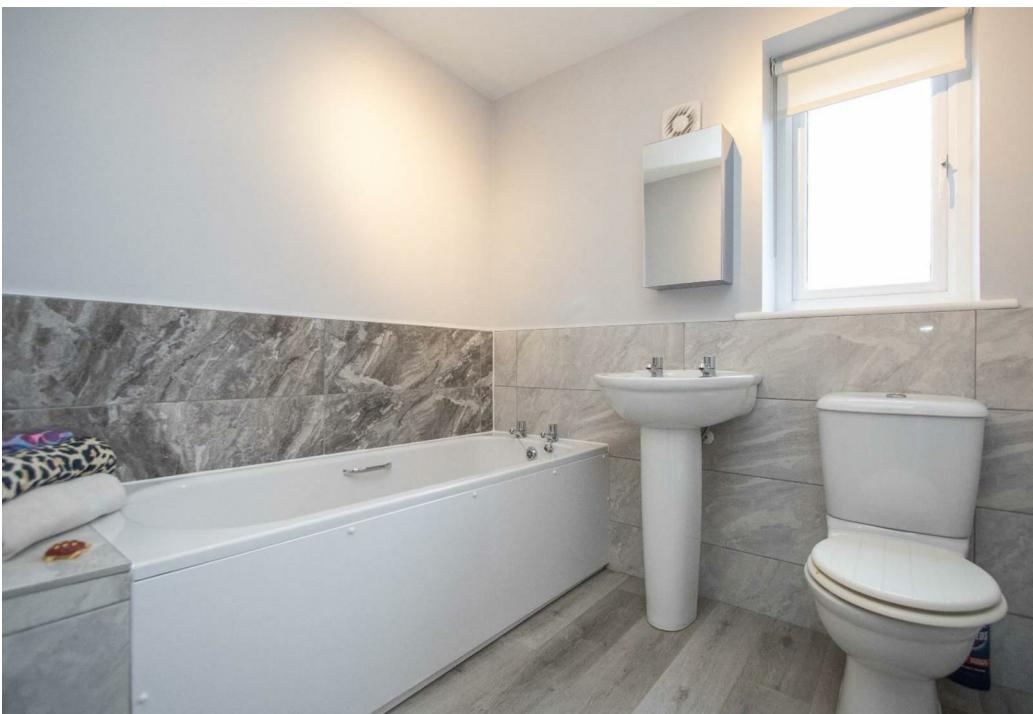
Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

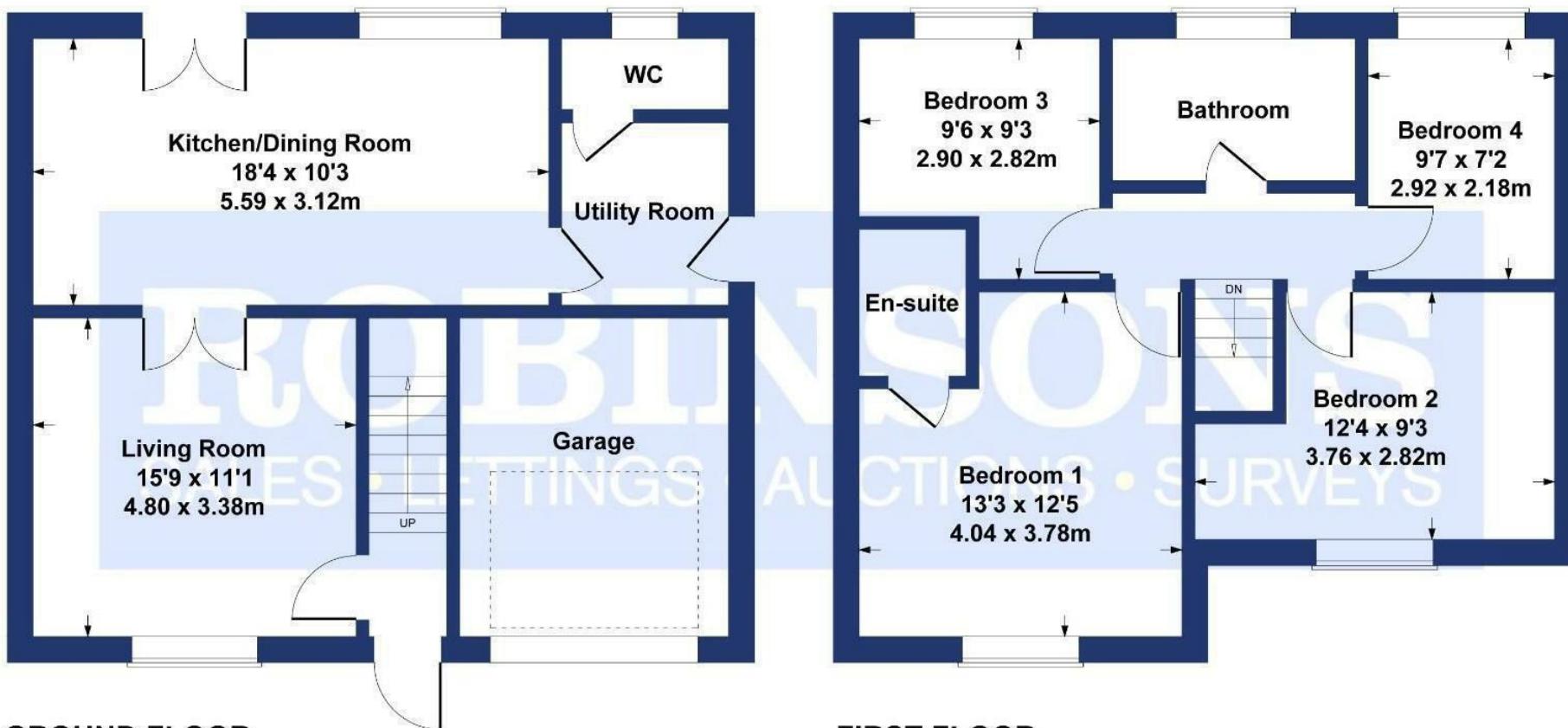


Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

# Bell Avenue

Approximate Gross Internal Area  
1177 sq ft - 109 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

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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