



Tilery Close, Bowburn, DH6 5FH
4 Bed - House - Detached
£249,950

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Stunning Detached Home ** Convenient Location ** Good Road Links ** Car Charging Point ** Upgraded Extras ** Two Bathrooms ** Gardens, Garage & Ample Driveway Parking ** Must Be Viewed **

A beautifully laid out and generously sized four-bedroom detached home is now available for sale. This stunning property offers the following features:

On the ground floor, it comprises an entrance hallway, a spacious living room, an open-plan dining kitchen, a convenient utility room, and a cloakroom with a WC.

Moving to the first floor, there are four nicely proportioned bedrooms, including a master bedroom with its own en suite facilities, as well as a well-appointed family bathroom.

Externally, the property boasts meticulously maintained gardens at the front and rear, along with off-street parking and a garage.

Tilery Close enjoys a convenient location, with a variety of local amenities within easy walking distance. For a broader array of professional services, shopping options, and recreational facilities, Durham City nearby offers easy access. The area boasts excellent transportation connections and is conveniently situated near local schools.

Additionally, the current seller has advised of approximately £10,000 worth of builder upgrades and there is an annual 'estate charge' of approximately £125. This charge serves as a contribution toward maintaining the communal estate areas.

Council Tax Band D - Approx £2203pa
Tenure - Freehold
EPC Rating - B

GROUND FLOOR

Hallway

Living Room

15'8" x 11'0" (4.8m x 3.36m)

Kitchen Dining Room

17'4" x 10'3" (5.29m x 3.13m)

Utility Room

6'3" x 6'0" (1.93m x 1.83m)

Cloak/WC

FIRST FLOOR

Bedroom

13'2" x 11'0" (4.03m x 3.37m)

En-Suite

5'11" x 4'11" (1.82m x 1.5m)

Bedroom

12'5" x 9'3" (3.81m x 2.83m)

Bedroom

9'4" x 9'4" (2.87m x 2.85m)

Bedroom

9'6" x 7'2" (2.92m x 2.19m)

Bathroom/WC

6'4" x 5'10" (1.94m x 1.8m)

Agent Notes

The current seller has advised of approximately £10,000 worth of builder upgrades from new and there is an annual 'estate charge' of approximately £125. This charge serves as a contribution toward maintaining the communal estate areas.

Agents Notes

Property Construction: Traditional

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Good

Flood Risk: Very low

Disclaimer:- The above information has been obtained from OnTheMarket.com. This and any additional information relating to Material Information part A, B & C should be confirmed and clarified by a legal representative or relevant authorities.



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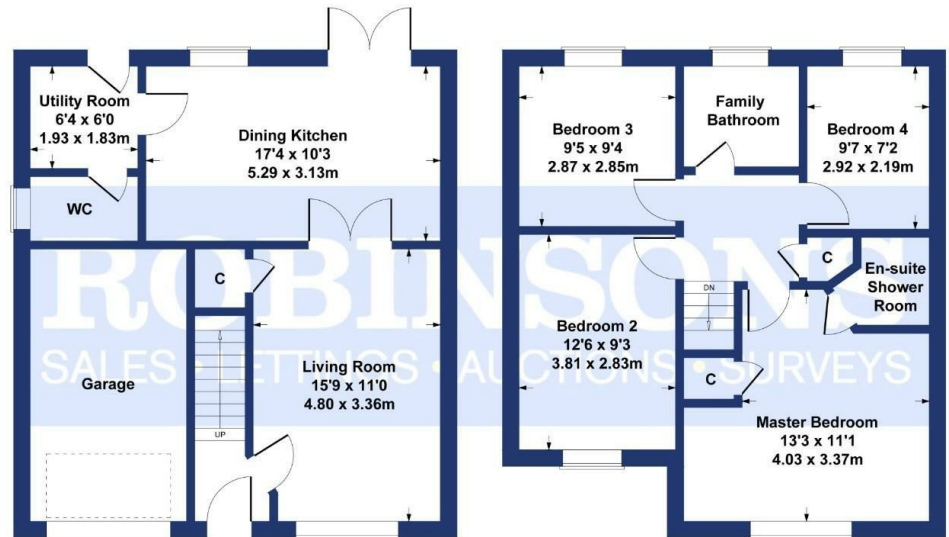
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Strategic Marketing Plan

Dedicated Property Manager

Tilery Close

Approximate Gross Internal Area
1195 sq ft - 111 sq m



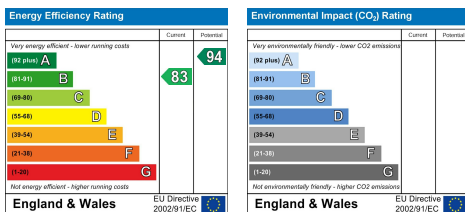
GROUND FLOOR

FIRST FLOOR

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. 2023



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