



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

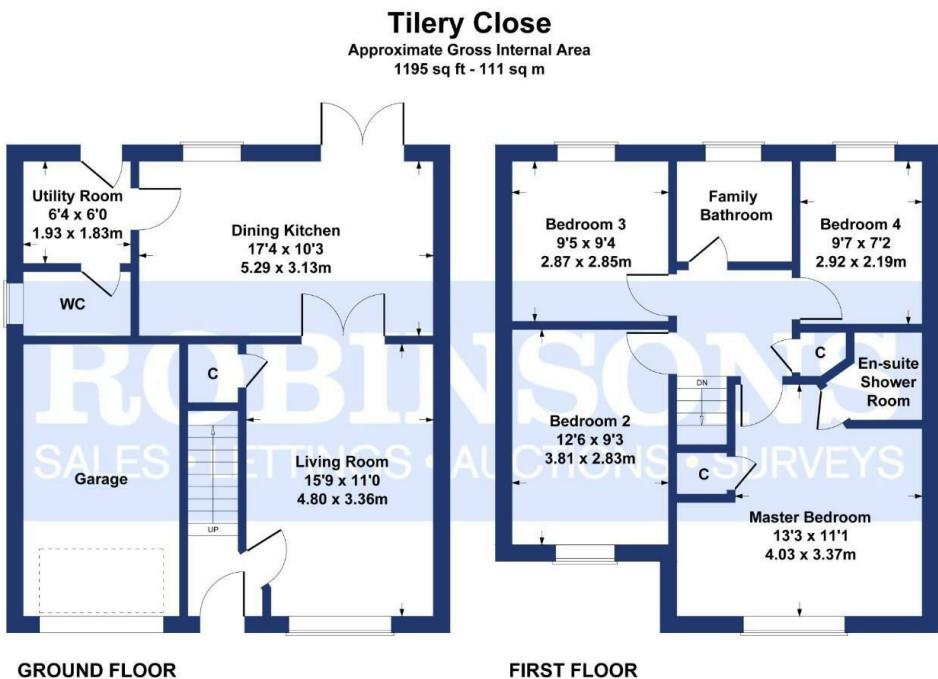
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

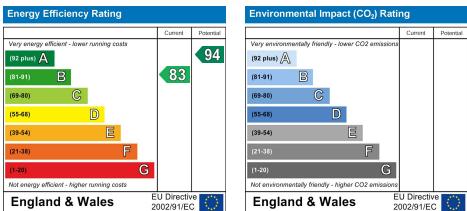
Dedicated Property Manager



#### 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



## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS