

Leamside Way, Bowburn, DH6 5FJ
4 Bed - House - Detached
O.I.R.O £260,000

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Leamside Way
Bowburn, DH6 5FJ

Outskirts of Durham ** Larger Style Detached ** Sunny Rear Aspect ** Ideal For Commuters Close to A1(M)

Occupying an attractive position on the outskirts of the popular Millbeck Grange development, this impressive larger-style detached residence offers beautifully presented, turn-key accommodation ideally suited to modern family living.

Generous proportions, versatile reception space and a detached double garage combine to create an excellent family home, while the convenient location provides superb access to Durham City and the A1(M)/A690 road network.

The welcoming entrance hallway provides access to a cloakroom/WC and the principal ground-floor accommodation. A spacious living room offers an inviting place to relax, while the separate playroom/study provides valuable flexibility as a home office or additional reception room.

At the heart of the home is the impressive dining kitchen, providing a superb social space for everyday family life and entertaining, complemented by a separate utility room.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property features a low-maintenance front garden and substantial double-width block-paved driveway leading to the detached double garage. To the rear is an enclosed garden incorporating patio and artificial lawn areas, ideal for outdoor dining and entertaining.

Millbeck Grange is a popular modern development in Bowburn, conveniently positioned for Junction 61 of the A1(M), the A690 and wider regional road network. Durham City is approximately five miles away, offering an extensive range of shopping, dining, leisure and cultural amenities. Local shops, services and schools are available within Bowburn and nearby Coxhoe.

An impressive turn-key family home combining space, style and excellent connectivity. Early viewing is highly recommended.








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Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – TBC
Property Construction – Standard
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Summerhouse built in rear garden
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 selling 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.
The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £60.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.


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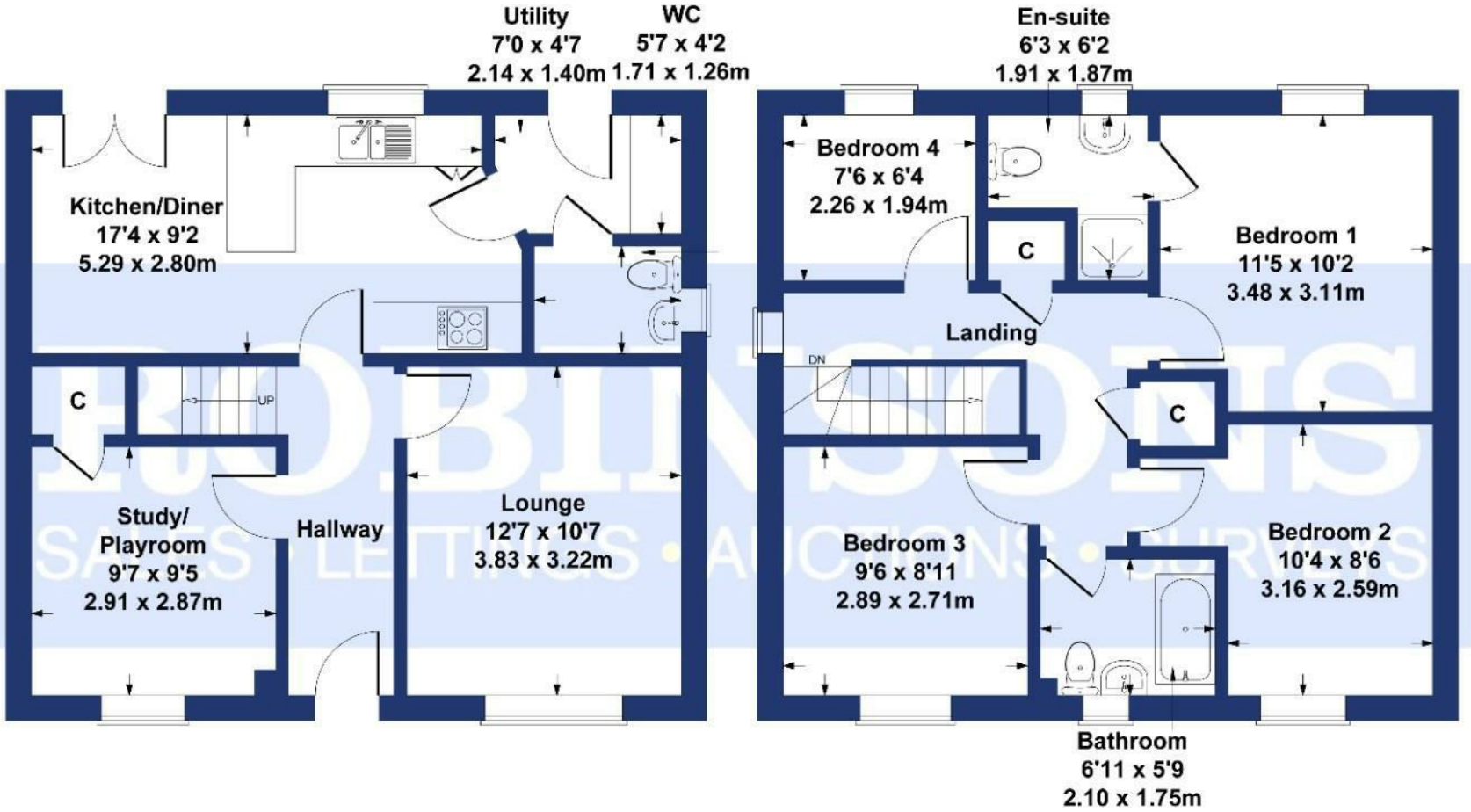

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Leamside Way

Approximate Gross Internal Area
1119 sq ft - 104 sq m

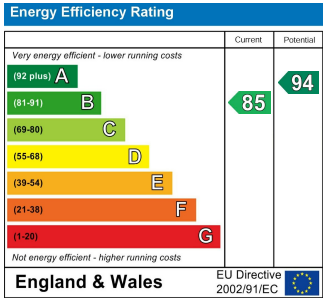


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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