Carlin Close, Bowburn, DH6 5FA
3 Bed - House - Detached
O.I.R.O £204,995

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Carlin Close
Bowburn, DH6 5FA

SUPERB DETACHED HOME ** PLEASANTLY SITUATED ON CORNER PLOT ** SUNNY & PRIVATE REAR ASPECT ** OUTSKIRTS OF DURHAM CITY ** POPULAR & CONVENIENT VILLAGE LOCATION ** GARDENS, DETACHED GARAGE & DRIVE ** DOUBLE GLAZING & GCH ** IDEAL FAMILY OR FIRST HOME ** MUST BE VIEWED **

The floor plan comprises: inviting hallway, cloak/wc, comfortable lounge with plenty of natural light, modern fitted kitchen diner with french doors to the garden and patio area. The first floor has three bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant position with enclosed garden with access to the detached garage and driveway.

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.

HOUSE RULES

GROUND FLOOR

Entrance Hallway

WC

Lounge
14'5 x 11'6 (4.39m x 3.51m)

Kitchen
14'5 x 10'2 (4.39m x 3.10m)

FIRST FLOOR

Bedroom
13'5 x 8'10 (4.09m x 2.69m)

En-Suite

Bedroom
11'6 x 7'7 (3.51m x 2.31m)

Bedroom
8'2 x 5'11 (2.49m x 1.80m)

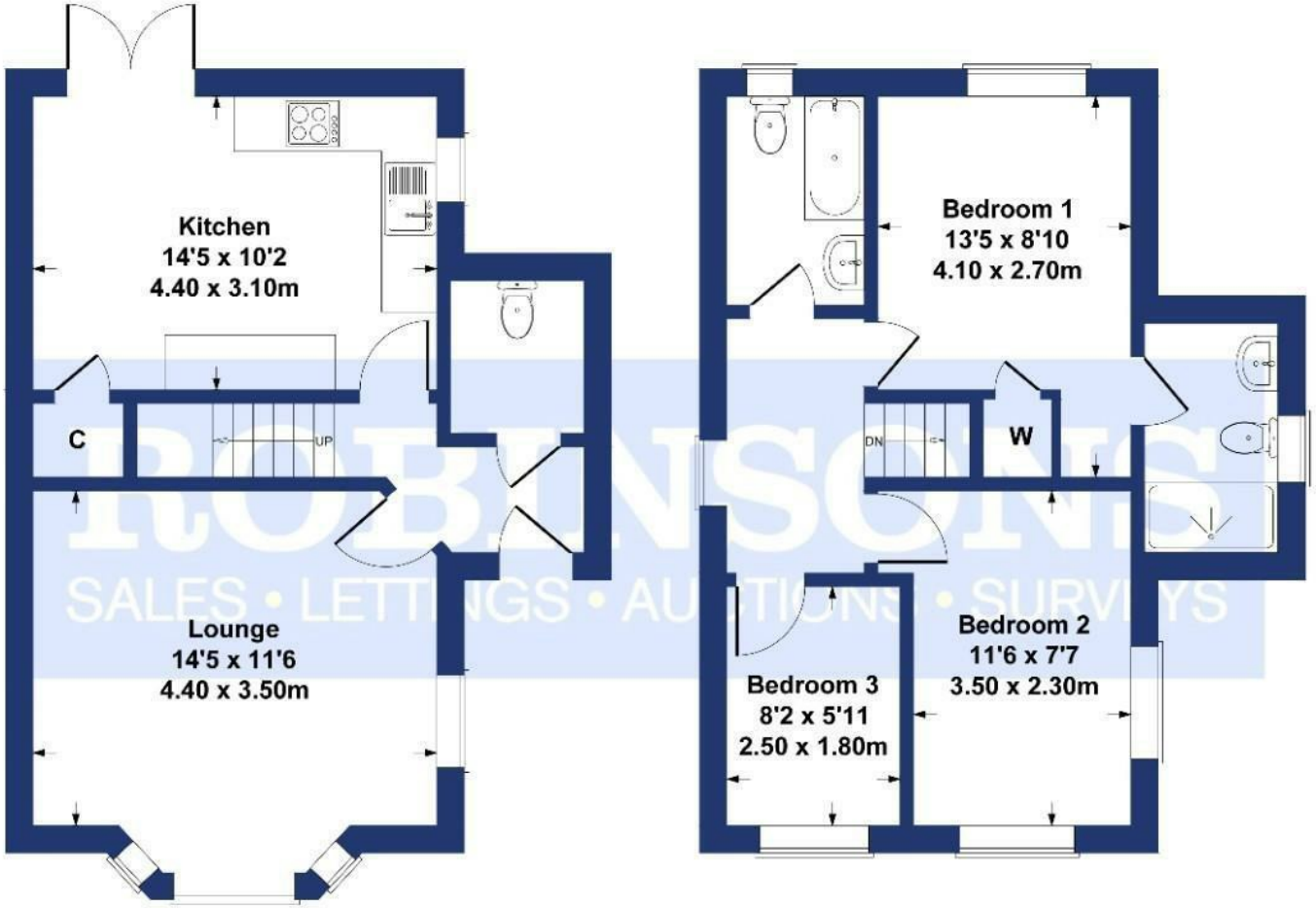
Bathroom/WC

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 14 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a
Energy Rating: B

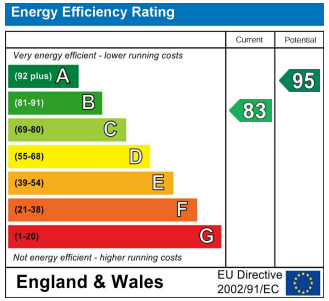
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Carlin Close

Approximate Gross Internal Area
861 sq ft - 80 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

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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