



**Charlton Court, Bowburn, DH6 5FB**  
**3 Bed - House - Semi-Detached**  
**Offers Over £165,000**

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## Charlton Court

### Bowburn, DH6 5FB

Occupying a pleasant cul-de-sac position within this ever-popular development on the outskirts of Durham, this superb three-bedroom home is perfectly suited to families, professionals or first-time buyers seeking modern living in a convenient setting. The property enjoys a sunny rear aspect and further benefits from driveway parking, an attached garage, UPVC double glazing and gas central heating throughout.

The well-presented floor plan briefly comprises an inviting entrance hallway leading through to a modern fitted kitchen diner, complete with a range of wall and base units, integrated oven and hob, ample worktop space and room for family dining — ideal for both everyday living and entertaining. To the rear, the comfortable lounge spans the full width of the home and is enhanced by two sets of French doors opening onto the garden, flooding the space with natural light and creating a bright, sociable environment. A convenient ground floor cloakroom/WC completes the ground level accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom with its own en-suite shower room, alongside a contemporary family bathroom/WC serving the remaining bedrooms.

Externally, the home continues to impress with a front garden, driveway leading to the attached garage (benefiting from power, lighting and rear access), and a good-sized enclosed rear garden. The garden features patio seating areas and enjoys a sunny aspect — perfect for outdoor dining or relaxing in the warmer months. There is also a small insulated workshop/shed with power

Bowburn is a well-positioned village located approximately three miles from Durham City Centre, offering excellent access to the A1(M) and superb transport links to Newcastle, Middlesbrough, London and Edinburgh via Durham railway station. The village itself provides a range of local shops, schools, green spaces and regular bus services, with further retail and leisure amenities available nearby









## GROUND FLOOR

### Entrance Hallway

#### WC

3'3" x 5'10" (1 x 1.8)

#### Kitchen Diner

15'8" x 7'6" (4.8 x 2.3)

#### Lounge

15'5" x 12'9" (4.7 x 3.9)

## FIRST FLOOR

#### Bedroom

9'10" x 8'6" (3 x 2.6)

#### En-Suite

9'6" x 2'11" (2.9 x 0.9)

#### Bedroom

7'10" x 12'5" (2.4 x 3.8)

#### Bedroom

9'10" x 6'6" (3 x 2)

#### Bathroom

7'10" x 5'10" (2.4 x 1.8)

#### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

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 – none known

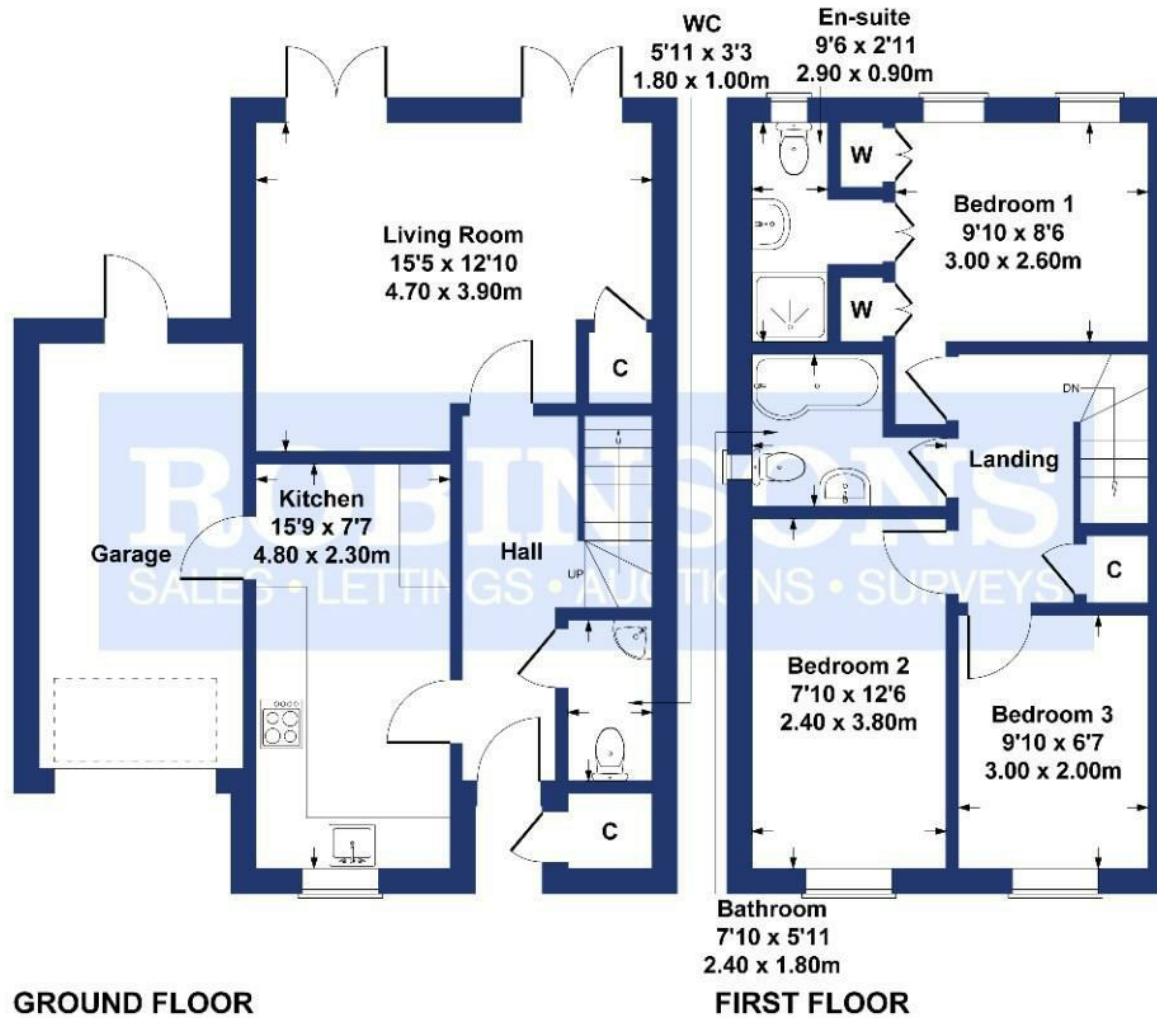
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Charlton Court

Approximate Gross Internal Area  
872 sq ft - 81 sq m  
(Excluding Garage)



## 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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (82 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-81) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>72</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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