



Peat Edge Court, Bowburn, DH6 5FN  
3 Bed - House - End Terrace  
O.I.R.O £170,000

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A beautifully presented modern townhouse, ideally located on a sought-after development on the outskirts of Bowburn, Durham.

Set over three floors and upgraded throughout, the home offers bright, spacious accommodation. The entrance hallway leads to a comfortable living room, while the rear kitchen/dining room features integrated appliances, space for dining, and French doors opening to the garden. A ground-floor WC with heated towel rail completes the layout.

The first floor provides two double bedrooms and a contemporary family bathroom with three-piece suite and heated towel rail. The top floor hosts the impressive principal bedroom with dormer window and private en-suite shower room.

Externally, the upgraded rear garden offers a paved seating area and level lawn — ideal for summer entertaining — while the front benefits from a driveway and additional on-street visitor parking.

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.



## GROUND FLOOR

### Hallway

### Lounge

14'7" x 11'7" (4.45 x 3.54m)

### Inner Hall

### WC

### Kitchen Diner

11'8" x 8'9" (3.57 x 2.68m)

## FIRST FLOOR

### Bedroom

11'7" x 10'2" (3.55m x 3.12m)

### Bedroom

11'6" x 8'8" (3.52m x 2.66m)

### Bathroom

7'11" x 5'4" (2.42m x 1.64m)

## SECOND FLOOR

### Main Bedroom

16'10" x 8'3" (5.15m x 2.52m)

### En-Suite

10'10" x 6'7" (3.32m x 2.01m)

### Agent Notes

Council Tax: Durham County Council, Band C - Approx.

£2268p.a

Tenure: Freehold

Estate Management Charge – Approximately £230p.a

Property Construction – Standard.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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.

Probate – NA

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>

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – any alterations or conversions etc.

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 £49.00 +VAT and so should an offer be accepted, this charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

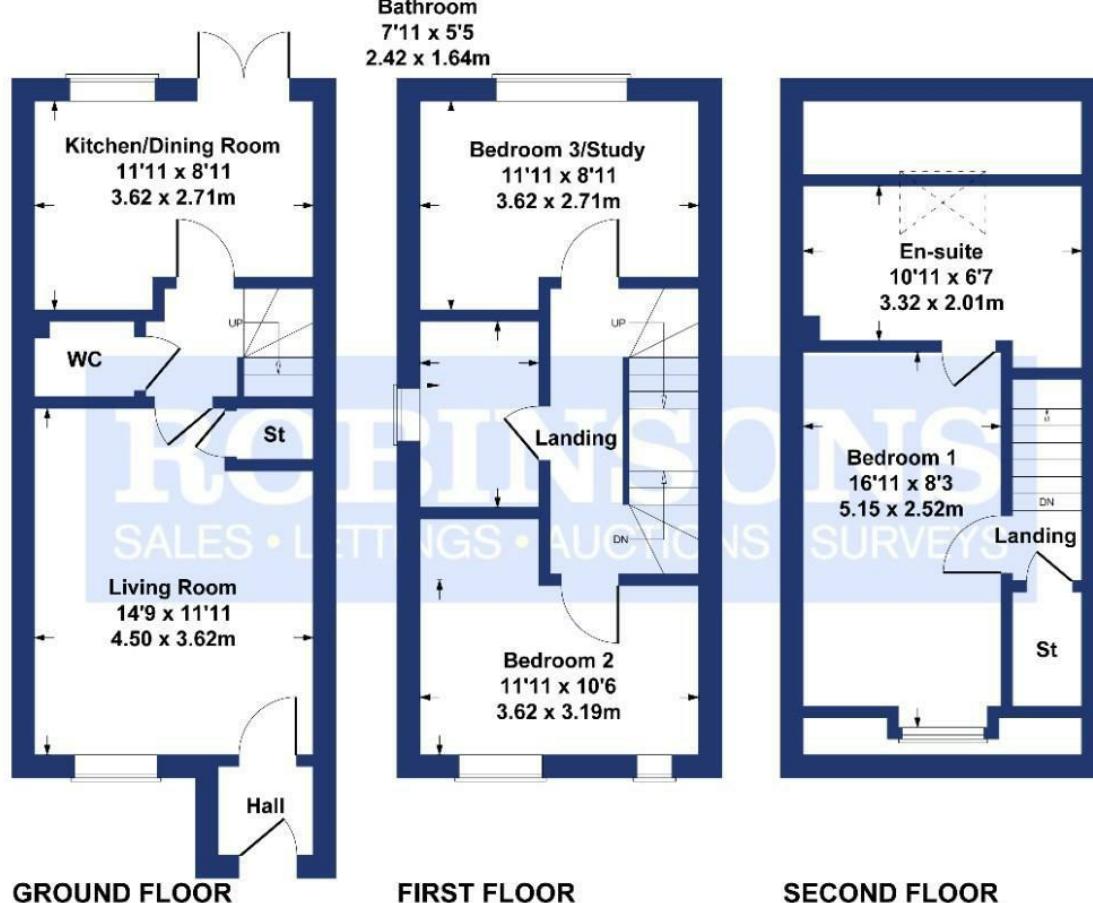




# Peat Edge Court

Approximate Gross Internal Area

947 sq ft - 88 sq m



## 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.

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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.

