

Monteigne Drive, Bowburn, DH6 5QB
4 Bed - House - Detached
O.I.R.O £269,950

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Monteigne Drive
Bowburn, DH6 5QB

Stunning Family Detached Home ** Pleasant Position ** Extended & Upgraded Floor Plan ** Sunny & Private Rear Aspect ** Popular Location ** Outskirts of Durham ** Freehold ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises; inviting entrance hall, convenient cloakroom/WC, modern fitted kitchen, extra reception room or snug, which has been cleverly converted from the garage. To the rear of the property there is a comfortable living room with doors out to the rear garden and patio. This room leads to the dining area which in-turn leads to the delightful garden room having access to the garden.
Upstairs, there are four generously sized bedrooms, three of which have built-in wardrobes. The master bedroom features a re-fitted en-suite shower room/WC, while the family bathroom is fitted with a contemporary white suite. Externally, the property occupies a fabulous position in the cul-de-sac and has gardens front and rear. The front has ample driveway parking, whilst side gated access leads to the impressive enclosed rear garden, which has a sunny and private access.

Monteigne Drive forms part of a pleasant and popular residential development, situated in the village of Bowburn. There are a range of local shops and amenities available, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South. Additionally, there is easy pedestrian access to the local, recently constructed Primary School.








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TOUCH OF EVIL
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GROUND FLOOR

Hallway

W C

Reception / Snug
16'9 x 9'10 (5.11m x 3.00m)

Kitchen
14'5 x 8'10 (4.39m x 2.69m)

Lounge
15'1 x 11'10 (4.60m x 3.61m)

Dining Room
9'10 x 9'6 (3.00m x 2.90m)

Garden Room
11'3 x 11'1 (3.43m x 3.38m)

FIRST FLOOR

Bedroom
11'6 x 9'10 (3.51m x 3.00m)

En-Suite

Bedroom
10'6 x 8'10 (3.20m x 2.69m)

Bedroom
8'10 x 6'11 (2.69m x 2.11m)

Bedroom
8'10 x 8'10 (2.69m x 2.69m)

Bathroom/WC
6'11 x 5'3 (2.11m x 1.60m)

Agent Notes
Council Tax: Durham County Council, Band D - Approx. £2622p.a
Tenure: Freehold
Estate Management Charge – NA

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
Protected Trees – None known.
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 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.


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Longley Mews
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Monteigne Drive
Runcie Road
Posts
Bowburn
Depot
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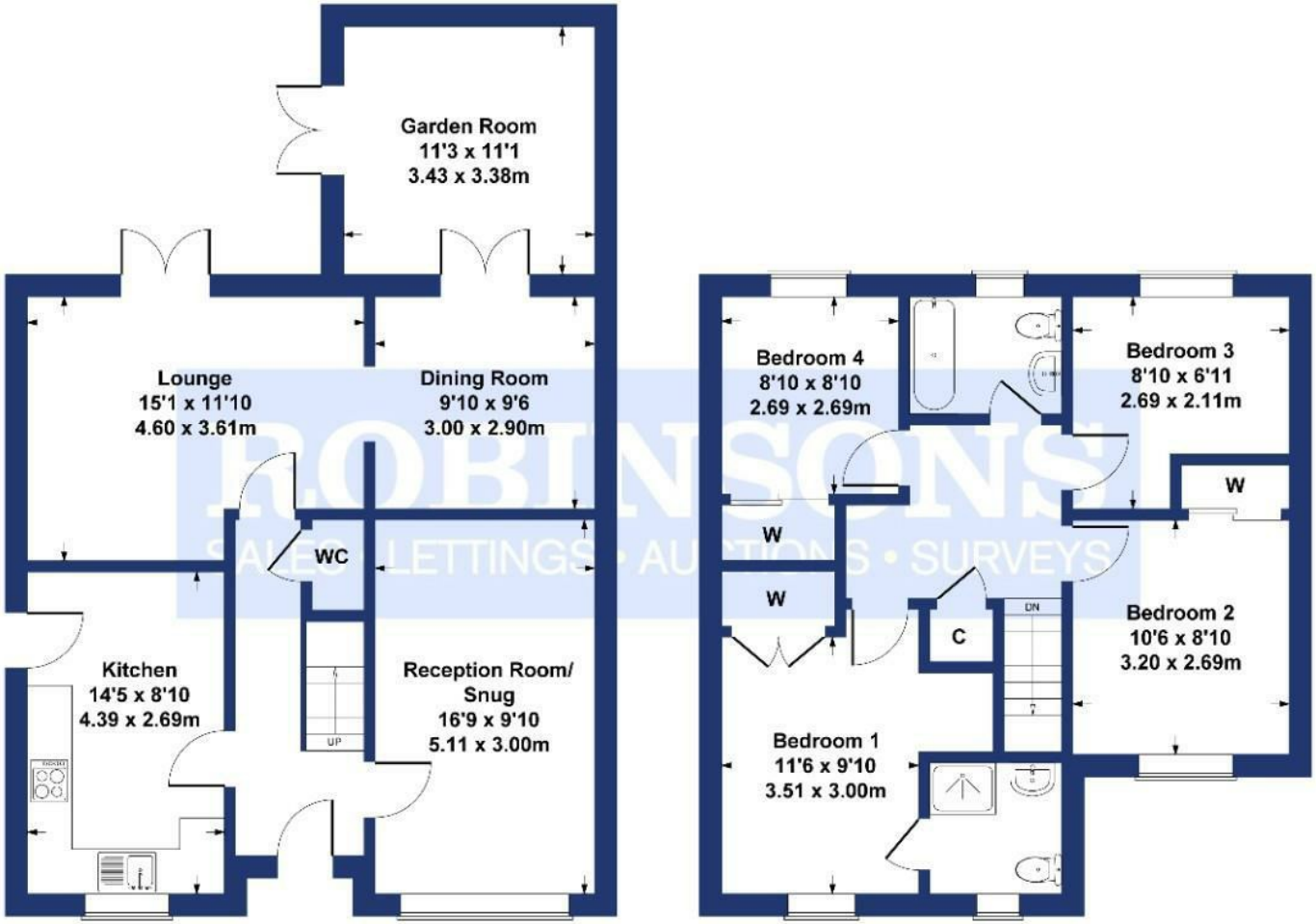
Monteigne Drive

Approximate Gross Internal Area
1421 sq ft - 132 sq m



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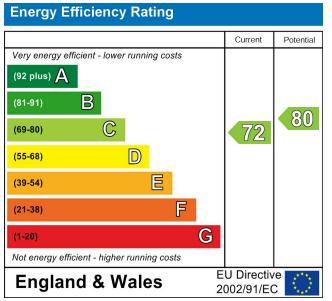
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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