



Tilery Close, Bowburn, DH6 5FH
3 Bed - House - Detached
O.I.R.O £209,995

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Tilery Close

Bowburn, DH6 5FH

**** No Upper Chain ** Stunning Position ** Private & Sunny Rear Aspect ** Popular Modern Development ** Outskirts of Durham ** Local Amenities & Road Links ** Spacious Layout ** Ideal First Buy or Family Home ** Gardens, Drive & Garage ** Double Glazing & GCH ** Must Be Viewed ****

The ground floor features an entrance lobby that opens into the comfortable lounge. Adjacent is an inner lobby with a WC/Cloaks. The kitchen diner offers sleek white gloss units, a range of integrated appliances, an under-stairs storage cupboard, and French doors leading to the rear garden.

Upstairs, there are three spacious bedrooms, including an L-shaped principal bedroom with an en-suite shower room/WC. The family bathroom includes a bath, WC, washbasin and half tiling.

The exterior includes an open-plan front garden with a driveway leading to a single garage. The rear garden offers a high degree of privacy and a sunny aspect.

Bowburn is a charming village that combines rural tranquillity with easy access to urban amenities. Located just a few miles from historic Durham, it offers a peaceful countryside lifestyle with the benefits of nearby city conveniences.

The village provides essential amenities like shops, schools, and green spaces. Recent developments offer modern housing, catering to families, professionals, and retirees.

Bowburn is well-connected, with easy access to major road links like the A1(M) and public transport, making commutes to Durham, Newcastle, and beyond convenient. Surrounded by scenic countryside, it's ideal for outdoor activities, and its rich mining heritage adds local character.













GROUND FLOOR

Entrance Hall

Lounge

15'7 x 10'3 (4.75m x 3.12m)

Inner Hall

WC

Kitchen Diner

18'9 x 7'1 (5.72m x 2.16m)

FIRST FLOOR

Bedroom

17'1 x 8'9 (5.21m x 2.67m)

En-Suite

Bedroom

9'10 x 7'1 (3.00m x 2.16m)

Bedroom

11'6 x 8'9 (3.51m x 2.67m)

Bathroom/WC

8'7 x 6'4 (2.62m x 1.93m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

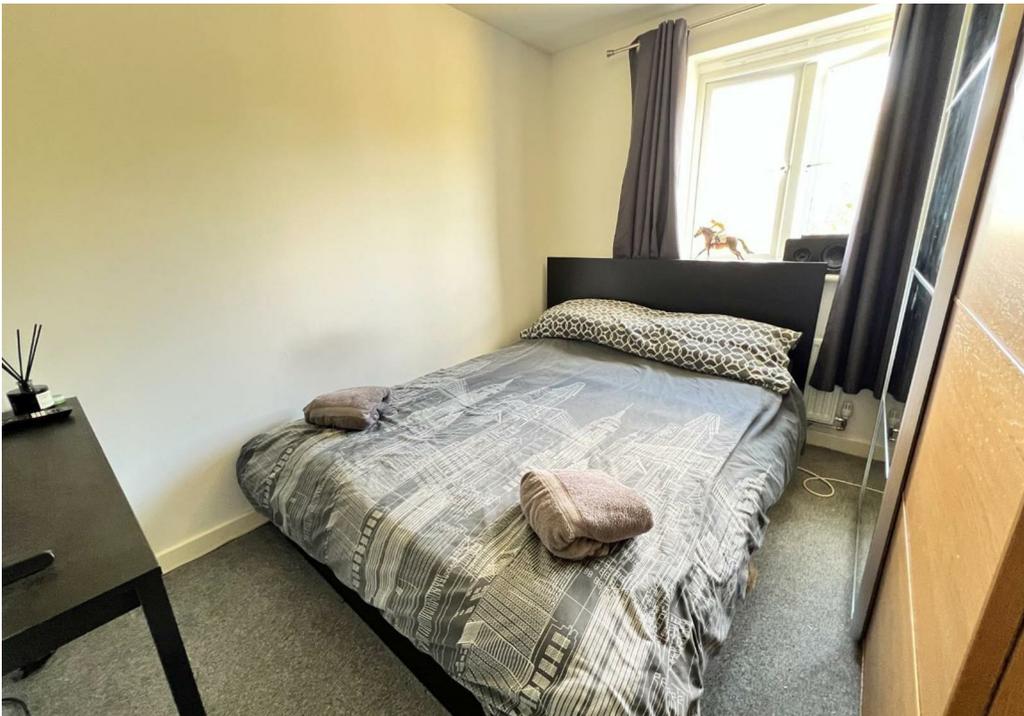
Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: B

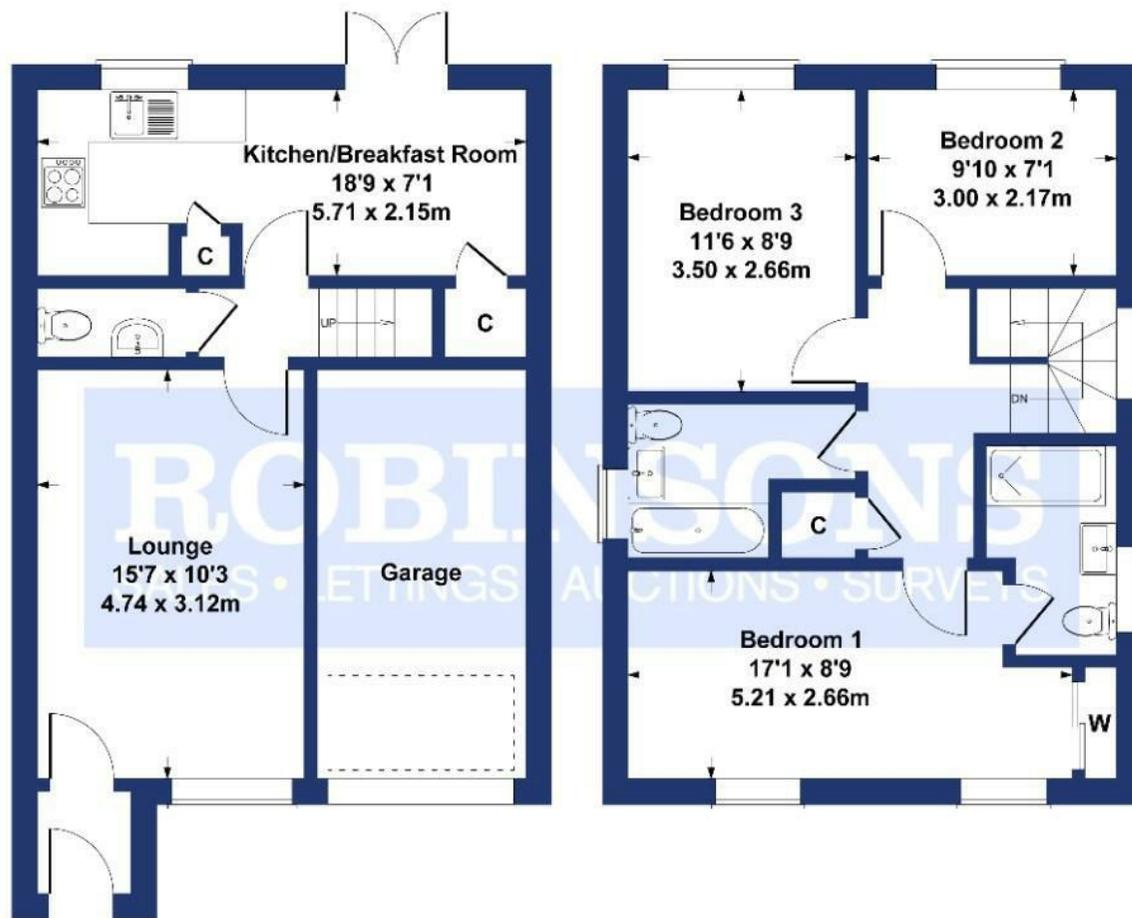


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Tilery Close

Approximate Gross Internal Area
1001 sq ft - 93 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			94
(81-81) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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