



Henry Avenue, Bowburn, DH6 5EL
4 Bed - House - Semi-Detached
Offers Over £165,000

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Henry Avenue Bowburn, DH6 5EL

An Exceptional Family Residence in a Desirable Setting

Occupying a pleasant position with a sun-drenched rear aspect, this beautifully extended and remodelled home offers stylish, spacious living suited to families and discerning buyers. Finished to an impressive standard throughout, it combines modern design with everyday comfort. Early viewing is strongly recommended.

The accommodation begins with an inviting entrance porch leading into a refined hallway with a useful study area. A ground-floor WC adds convenience, while the impressive full-length lounge provides a comfortable yet elegant space, opening into a bright conservatory overlooking the garden.

At the heart of the home is a stunning contemporary kitchen, featuring sleek cabinetry, quality finishes and a central island—ideal for both everyday living and entertaining. A separate utility room enhances practicality.

To the first floor are four well-proportioned bedrooms and a modern family bathroom/WC, offering flexible and comfortable accommodation.

Externally, the property boasts gardens to the front and rear, a detached garage and private parking. The sunny rear aspect creates a perfect setting for outdoor relaxation and al fresco dining.

Situated on the outskirts of Durham, the home enjoys a peaceful yet well-connected location. Bowburn offers local shops, schools and amenities, while Durham city centre provides a wider range of retail, dining and leisure options.

Excellent transport links include the A1(M), giving easy access to Newcastle upon Tyne and Middlesbrough, with mainline rail services from Durham connecting to London and Edinburgh.

A superb opportunity to acquire a stylish, well-located home in a sought-after and convenient setting.













GROUND FLOOR

Entrance Porch

Hallway With Study Area

WC

Lounge

18'1 x 10'3 (5.51m x 3.12m)

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

Kitchen Breakfast Room

11'5 x 11'2 (3.48m x 3.40m)

Utility Room

10'05 x 5'05 (3.18m x 1.65m)

FIRST FLOOR

Bedroom

11'11 x 10'07 (3.63m x 3.23m)

Bedroom

8'04 x 8'03 (2.54m x 2.51m)

Bedroom

8'04 x 8'04 (2.54m x 2.54m)

Bedroom

8'07 x 8'04 (2.62m x 2.54m)

Bathroom/WC

7'02 x 5'11 (2.18m x 1.80m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 75 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: Pending

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

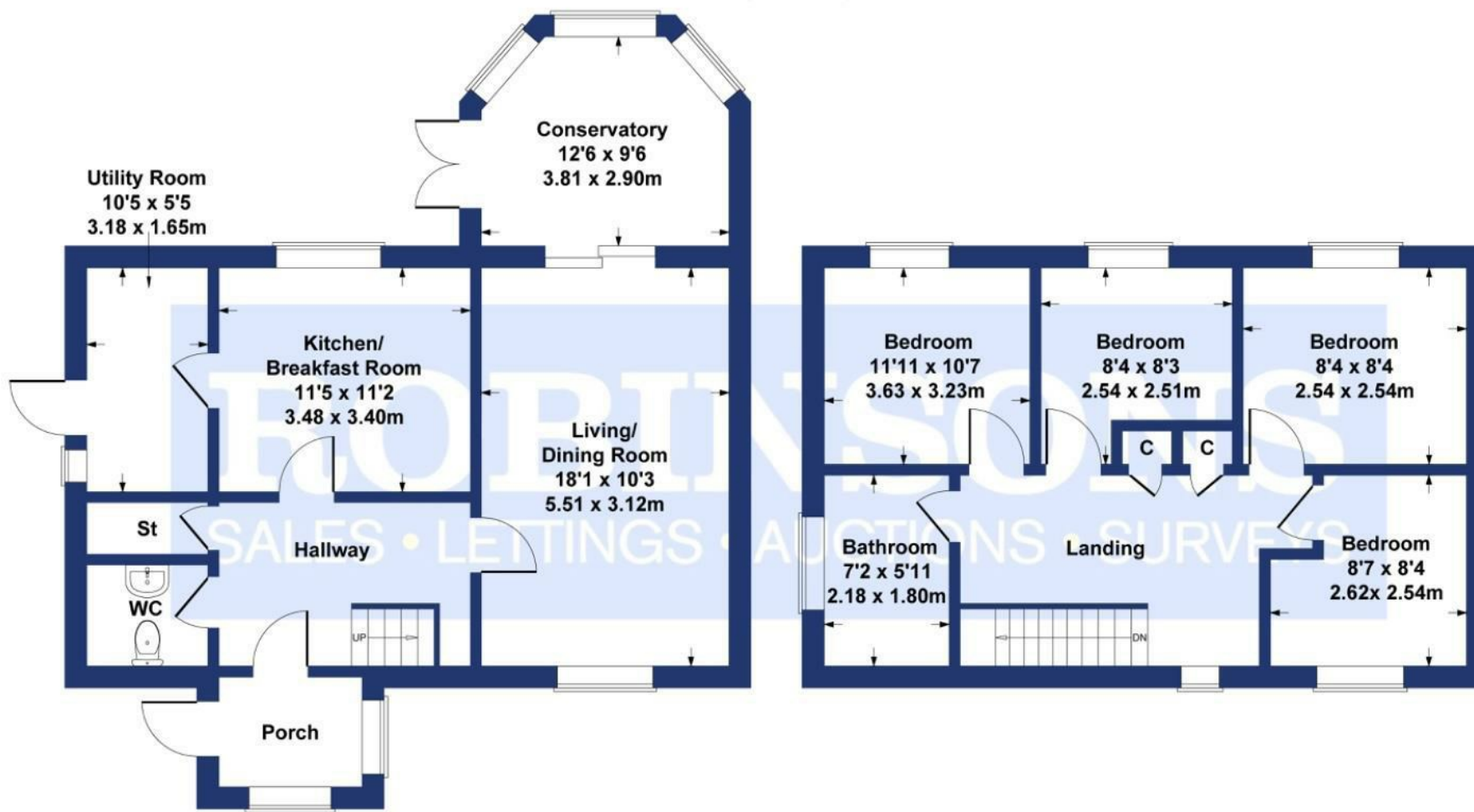




Henry Avenue

Approximate Gross Internal Area
1199 sq ft - 111 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D	63	75
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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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