



Griffiths Court, Bowburn, DH6 5FD  
3 Bed - House - Detached  
O.I.R.O £189,950

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## Griffiths Court Bowburn, DH6 5FD

No Chain \*\* Well Presented Throughout \*\* Ideal First Buy or Family Home \*\* Cul-De-Sac Position \*\* Popular Village Location \*\* Parking & Garage \*\* Gardens \*\* Modern Development \*\* Outskirts of Durham \*\* Double Glazing & GCH \*\*

The floor plan briefly comprises of entrance hall, inviting living room, kitchen diner with French doors to the rear garden, inner hallway with downstairs wc and stairs to first floor. On the first floor there are three good sized bedrooms, the master bedroom having en-suite facilities and an attractive family bathroom/wc. Externally to the front of the property there is a garden with driveway providing off street car parking which leads to the garage and to the rear of the property is a well sized garden which is not directly overlooked and benefits sunny aspect.

The area is well served by a selection of well-regarded schools, including Bowburn Primary School and The Durham Federation, making it an ideal choice for families. Excellent transport links are close at hand, with the A1(M) providing convenient access to Durham, Newcastle and further afield, while regular bus routes connect the village to surrounding towns and Durham city centre.

Bowburn offers a welcoming community feel with a range of local shops, cafés and green spaces. Durham City is just a short drive away and provides a superb choice of shops, restaurants, cultural attractions, historic landmarks and mainline rail services for wider national travel.









## GROUND FLOOR

### Hallway

#### Lounge

15'8 x 11'1 (4.78m x 3.38m)

#### Kitchen Diner

12'9 x 10'9 (3.89m x 3.28m)

### Inner Hall

### WC

## FIRST FLOOR

#### Bedroom

13'3 x 10'9 (4.04m x 3.28m)

#### En-Suite

#### Bedroom

13'3 x 8'11 (4.04m x 2.72m)

#### Bedroom

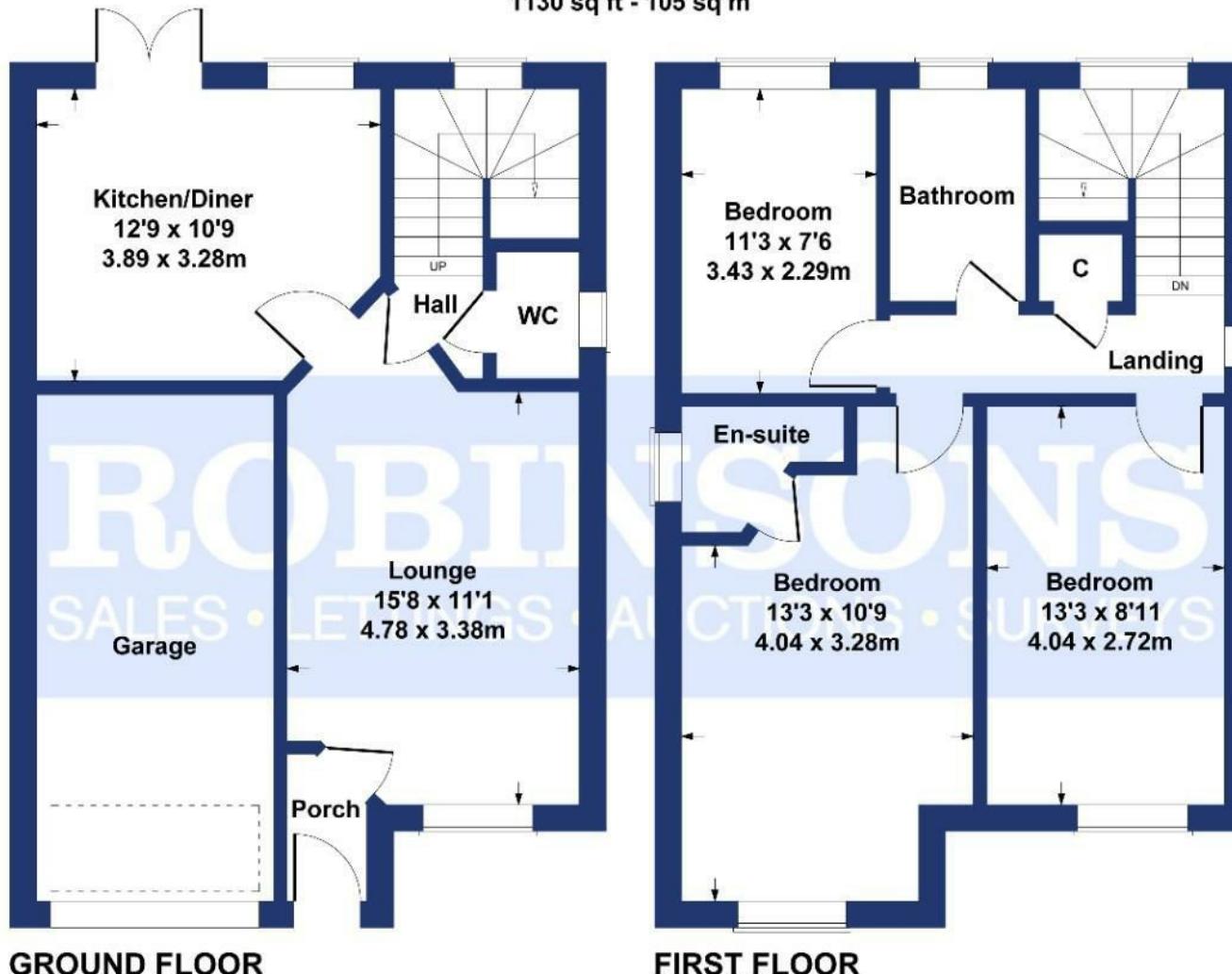
11'3 x 7'6 (3.43m x 2.29m)

### Bathroom/WC



# Griffiths Court

Approximate Gross Internal Area  
1130 sq ft - 105 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.

Produced by Potterplans Ltd. 2026

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



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