

Peat Edge Court, Bowburn, DH6 5FN
3 Bed - House - Semi-Detached
O.I.R.O £185,000

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Peat Edge Court
Bowburn, DH6 5FN

Occupying a pleasant position within this modern development, this beautifully presented three-bedroom semi-detached home has been thoughtfully upgraded by the current owners, creating a stylish and contemporary property that will particularly appeal to young professionals, growing families and first-time buyers.

Constructed in approximately 2023 and benefiting from the remainder of the NHBC warranty, the property offers the advantages of modern living combined with a range of attractive enhancements. The accommodation comprises a welcoming entrance hallway, an elegant lounge with useful under-stair storage, and an impressive open-plan dining kitchen fitted with integrated appliances including a fridge freezer, dishwasher, washing machine, oven, hob and extractor hood. French doors from the dining area open onto the rear garden, creating an excellent space for both everyday living and entertaining. A convenient cloakroom/WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with contemporary en-suite shower room, together with a stylish family bathroom finished to a high standard.

Externally, the property continues to impress with driveway parking only (no garage) to the front and a generous rear garden enjoying a sunny aspect, providing an ideal outdoor space for relaxing, entertaining and family enjoyment. The home also benefits from an electric vehicle charging point.

Peat Edge Court enjoys a convenient location within walking distance of local shops, schools and amenities in Bowburn Village Centre, while Durham City is only a short drive away, offering an extensive range of shopping, dining, leisure and professional facilities. Excellent transport links provide easy access to the A1(M), A19 and wider regional road network, making this an ideal choice for commuters.

Early viewing is highly recommended to appreciate the quality, presentation and location of this superb modern home.








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Agents Notes

Council Tax: Durham County Council, Band TBC - Approx. £TBC p.a
Tenure: Freehold
Estate Management Charge – Yes approx. £125pa
Property Construction – Standard
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

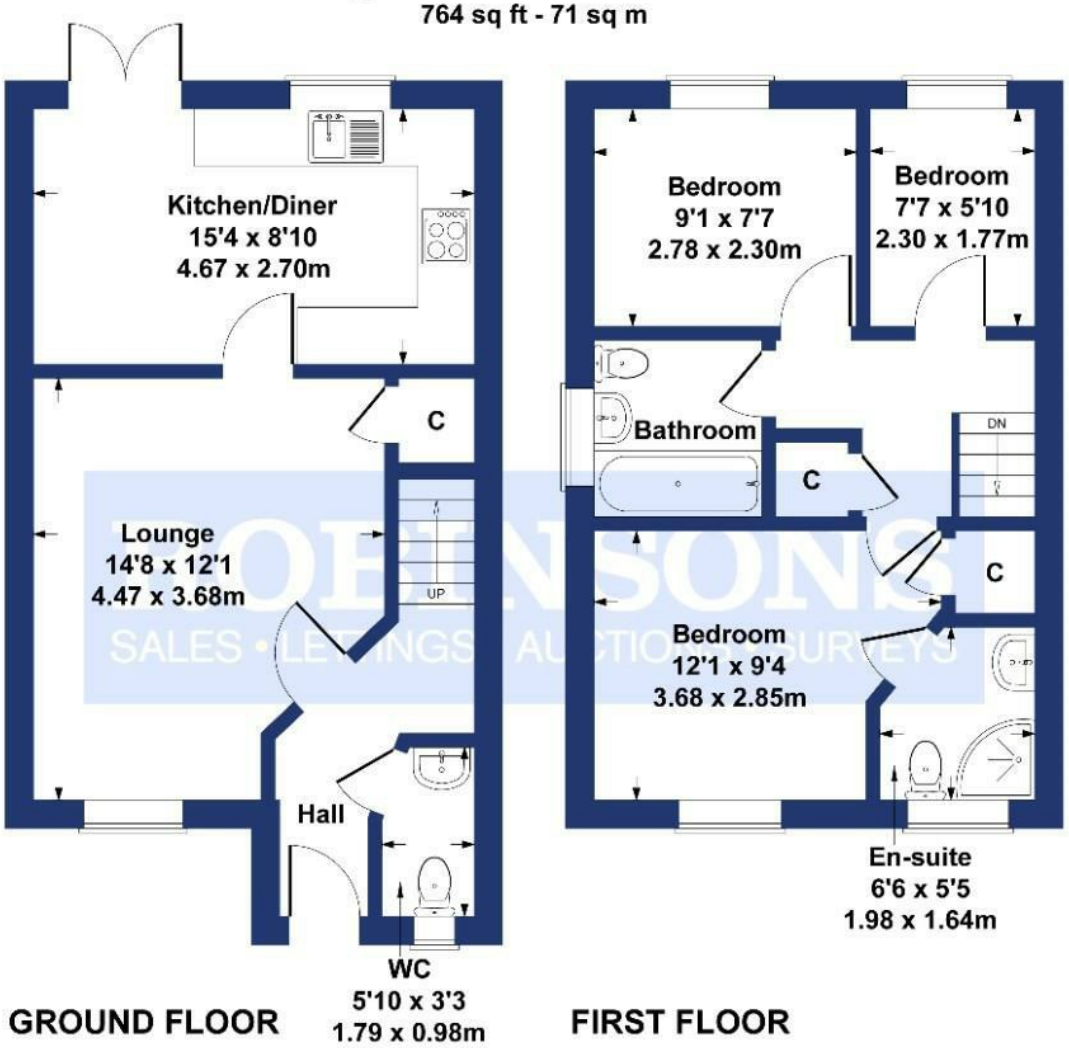
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
Selective licencing area – no
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. Check with seller.
Accessibility/Adaptations – None known
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.

Peat Edge

Approximate Gross Internal Area
764 sq ft - 71 sq m



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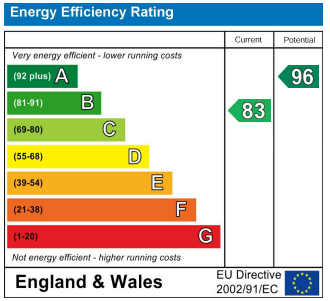

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 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.



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