



© Robinsons Estate Agents

Carlin Close, Bowburn, DH6 5FA
3 Bed - House - Detached
O.I.R.O £230,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Carlin Close Bowburn, DH6 5FA

Pleasant Position ** Extended Floor Plan ** Close to Durham ** Must Be Viewed **

This beautifully presented home has been thoughtfully designed to provide spacious and versatile accommodation, ideal for modern family living. The welcoming entrance hall leads through to a generous lounge, creating a comfortable space to relax, before opening into an impressive open-plan kitchen and dining area. Fitted with a stylish range of contemporary units, the kitchen is perfect for both everyday living and entertaining, with French doors providing direct access to the rear garden and allowing plenty of natural light to flood the space.

Originally an integral garage, the current owners have expertly converted this area into a valuable additional reception room, offering excellent flexibility as a second lounge, home office, playroom or hobby room, depending on individual requirements. A convenient ground floor cloakroom/WC completes the accommodation on this level.

To the first floor are three well-proportioned double bedrooms, including a spacious principal bedroom with the benefit of its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, finished with a contemporary suite.

Outside, the property enjoys a double-width driveway providing ample off-road parking. To the rear is a private, attractively landscaped garden offering an excellent outdoor space for families and entertaining, with the added advantage of not being directly overlooked.

Occupying a pleasant position on the outskirts of the village, this exclusive development of just 41 homes combines a peaceful residential setting with excellent convenience. Durham City is only a short drive away, while the nearby A1(M) provides straightforward access for commuters travelling throughout the region. A selection of everyday amenities, including a well-regarded primary school, are all within comfortable walking distance, making this an ideal location for families and professionals alike







© Robinsons Estate Agents





© Robinsons Estate Agents



Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

Estate Management Charge – TBC

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 – Garage conversion

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

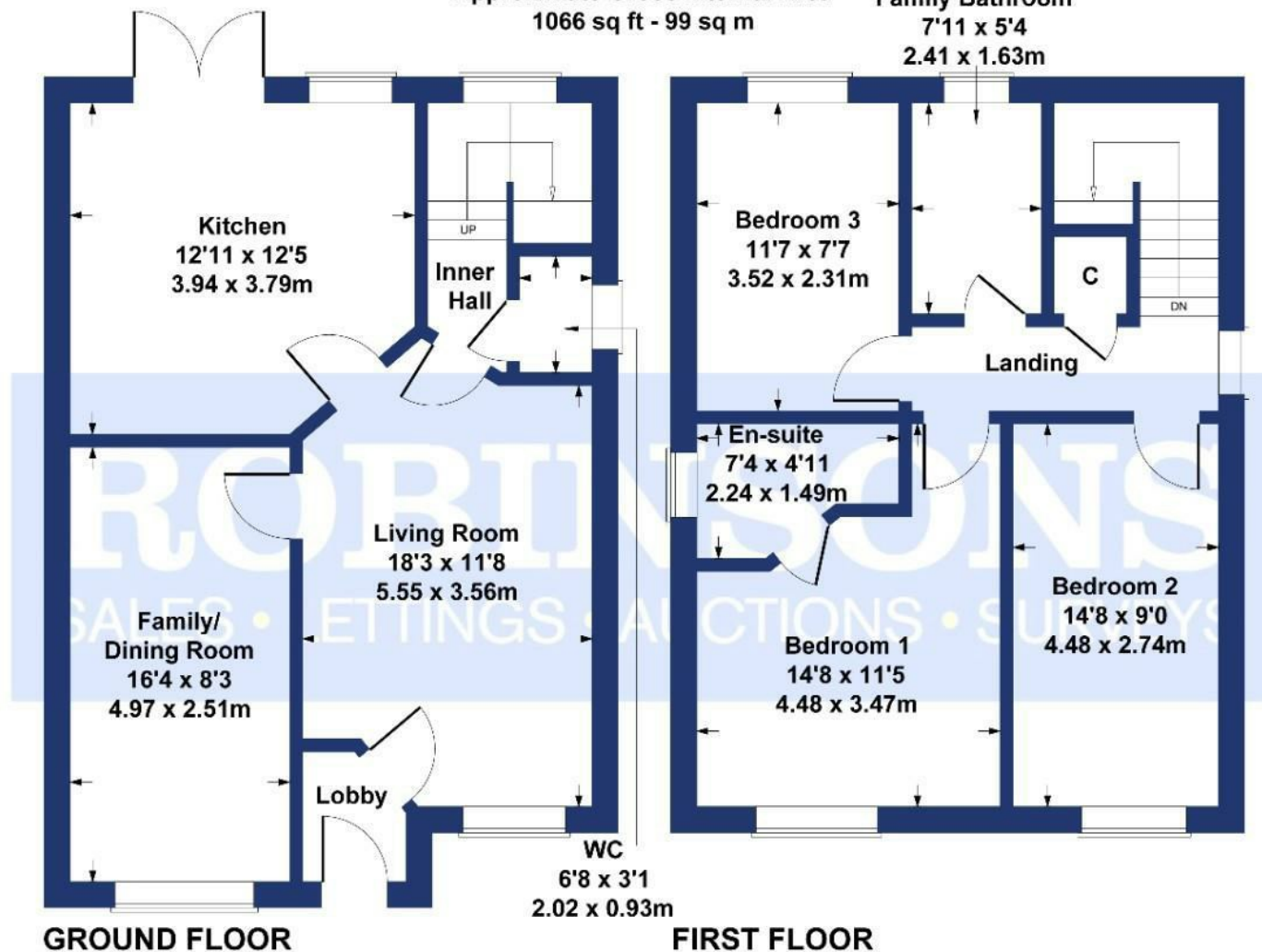




Carlin Close

Approximate Gross Internal Area
1066 sq ft - 99 sq m

Family Bathroom
7'11 x 5'4
2.41 x 1.63m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		84
(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.



© Robinsons Estate Agents

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

