



Beaumont Close, Bowburn, DH6 5QA
4 Bed - House - Detached
Offers Over £225,000

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Beaumont Close Bowburn, DH6 5QA

*** STUNNING DETACHED HOME ***

** BEAUTIFULLY PRESENTED AND MUCH IMPROVED ** SUNNY REAR ASPECT ** CLOSE TO DURHAM CITY ** ACCESS TO MAJOR ROAD LINKS ** EV CHARGING POINT ** GARDENS, AMPLE PARKING & SINGLE GARAGE/GYM ** TWO BATHROOMS ** MODERN FIXTURE & FITTINGS **

Offered to the market is this beautifully presented and much improved family home. Occupying a quiet cul de sac position with private rear garden, the current owners have meticulously improved this property.

The floorplan comprises of: entrance hallway, access to garage/gym, gorgeous lounge with doors to private rear garden, and a simply stunning dining kitchen with high quality wall and base units, and walk-in bay window.

On the first floor there are four bedrooms, the master having en-suite facilities, and a family bathroom - all presented to a fantastic standard throughout.

Beaumont Close forms part of a pleasant and popular residential development, situated in the village of Bowburn. There are a range of local shops and amenities available, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.











Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 52Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2316p.a

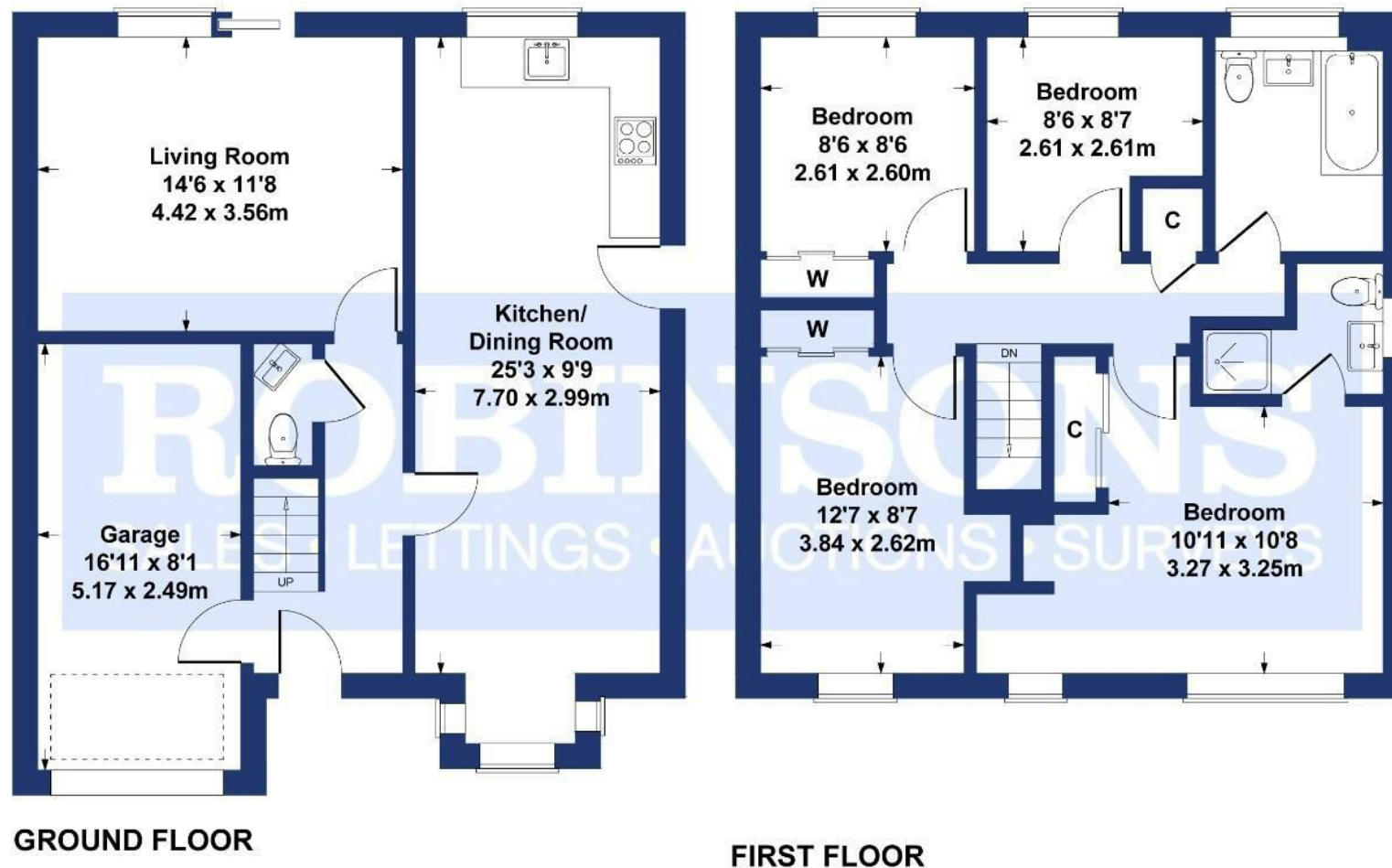
Energy Rating: C

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.



Beaumont Close

Approximate Gross Internal Area
1293 sq ft - 120 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		81
(81-91) B		
(69-80) C	69	
(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

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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