



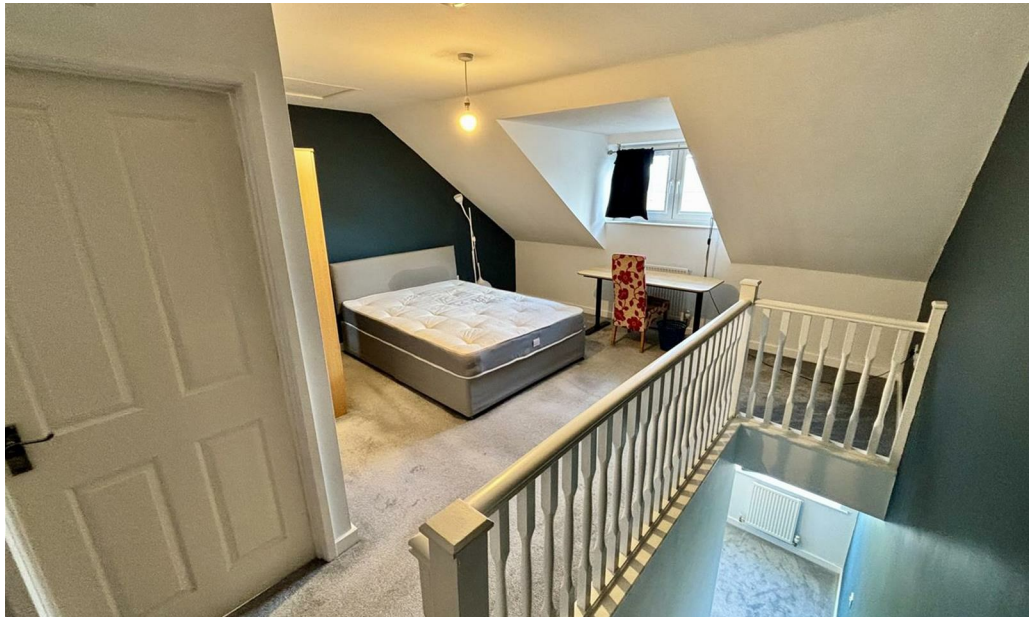
**Cavell Drive**

Bowburn DH6 5FE

**Offers In The Region Of £180,000**







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# Cavell Drive

## Bowburn DH6 5FE



- Highly sought after location
- EPC Rating - C
- Impressive kitchen and dining room

- No chain involved
- Spacious accommodation over three floors
- Two modern bathrooms

- Three double bedrooms
- Garden and double length driveway
- Fantastic master bedroom

Situated in a highly sought after location, this end of terrace townhouse is available with no onward chain and offers three double bedrooms, gardens and double length driveway, all of which must be seen to be appreciated.

Providing generous and well presented accommodation spread over three floors, the floor plan comprises to the ground floor of an entrance hallway with cloakroom/WC, open plan kitchen/dining which is perfect for entertaining and is fitted with a comprehensive range of units, as well as the light and airy living room with french doors opening in to the rear garden. To the first floor there are two well proportioned bedrooms and bathroom fitted with attractive white suite. There is also a study area which has stairs leading to the impressive master bedroom suite on the second floor with an en-suite shower room. Externally there is a front garden and double length driveway, whilst to the rear is a fully enclosed lawned garden.

Cavell Drive has easy access to Durham City centre and the A1(M) for commuting across the region. There are local amenities including a primary school, available within walking distance.

### GROUND FLOOR

#### Hall

Welcoming hallway with stairs leading to the first floor and radiator.

#### Cloakroom/WC

With low level WC, hand wash basin, radiator and extractor.

### Open Plan Kitchen and Dining Room

13'8" x 11'8" (4.17 x 3.56)

Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in oven and gas hob with extractor fan over, as well as an integrated fridge, freezer, washing machine and dishwasher. Having a UPVC double glazed window to the front, tiled splashbacks, laminate flooring, recessed lighting and radiator, as well as a wall unit housing the combi gas central heating boiler.

### Living Room

14'9" x 11'5" (4.50 x 3.48)

Spacious reception room with UPVC double glazed french doors opening to the rear garden, radiator and under stairs storage cupboard.

### FIRST FLOOR

#### Landing

With radiator.

#### Bedroom Two

14'7" x 9'3" (4.45 x 2.84)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

#### Bedroom Three

9'10" x 8'0" (3.02 x 2.44)

Well proportioned double bedroom with a UPVC double glazed window to the front and radiator.

### Bathroom/WC

7'10" x 5'4" (2.41 x 1.65)

Stylish family bathroom comprising of a panelled bath with mixer shower over, WC and pedestal hand wash basin. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the side.

### Study Area

6'3" x 6'3" (1.93 x 1.91)

With a UPVC double glazed window to the front, radiator and stairs leading to the second floor.

### SECOND FLOOR

#### Master Bedroom

16'11" x 14'6" (5.18 x 4.42)

Impressive master bedroom suite with a dormer window to the front, loft access and two radiators.

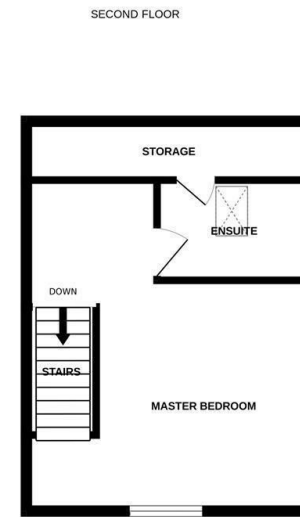
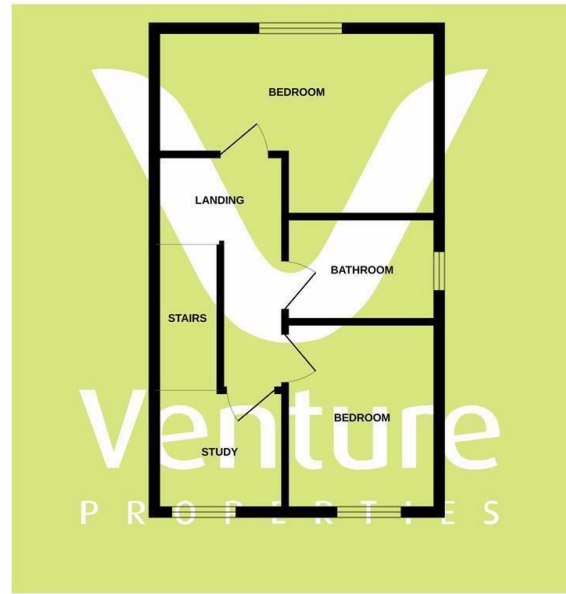
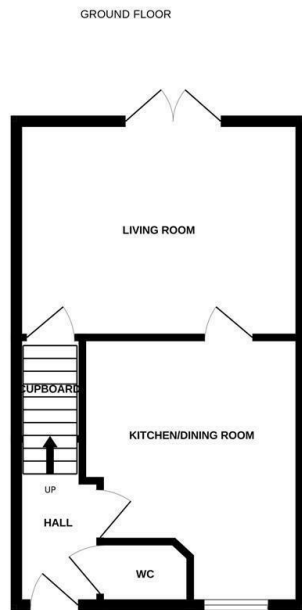
#### Ensuite

7'6" x 5'8" (2.31 x 1.75)

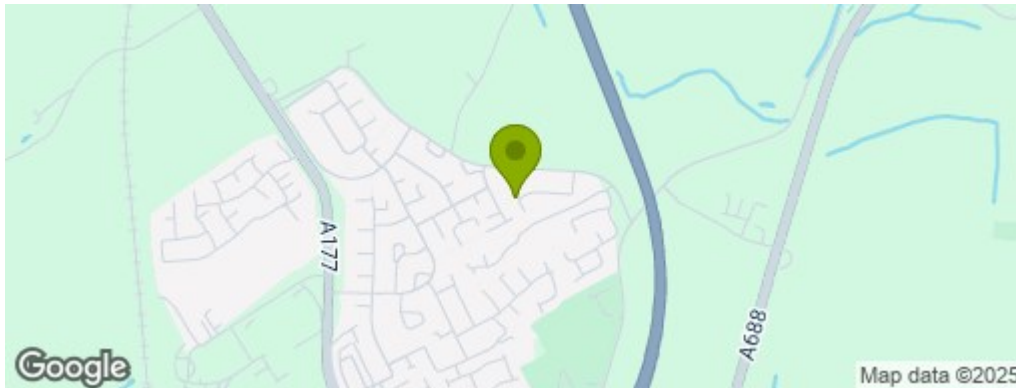
Fitted with a modern suite comprising of shower cubicle with electric shower, pedestal wash basin and WC. Having a velux window, tiled splashbacks, radiator and large eaves storage space spanning across the rear of the property.

### EXTERNAL

The property enjoys a lawned garden and double length driveway to the front, whilst to the rear is an enclosed garden with lawn and patio area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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