



Cranson Close

Bowburn DH6 5AP

Offers In The Region Of £199,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Cranson Close

Bowburn DH6 5AP



- Open views to the rear
- EPC Rating - B
- Impressive open plan kitchen & dining room

- Located on the edge of the estate
- Easy access to Durham City & the A1(M)
- Useful utility room and study

- Extended and much improved
- Three double bedrooms
- Ground floor WC

Venture Properties are delighted to offer a fantastic opportunity to purchase this modern, three bedroom detached house constructed by Persimmon and located on the popular development, The Grange in Bowburn. This superb home offers spacious living accommodation throughout and a lovely open view to the rear, all of which must be seen for full appreciation.

The impressive floor plan comprises of a welcoming entrance hall with access to a study, leading in to the spacious living room and through to the inner hall which has a cloakroom/WC and a return staircase leading to the first floor where you will find three large double bedrooms. The vendors have also added a useful utility room accessed via the hallway, which is perfect for modern living. An impressive open plan kitchen and dining room spans across the rear of the property and has UPVC double glazed french doors opening in to the rear garden. To the first floor the master bedroom has an en-suite room, whilst all bedrooms share the family bathroom, fitted with stylish suite. Externally there is a double driveway for off street parking and to the rear is an enclosed garden with views over fields.

Situated just off the A177, there is excellent access to Durham City and to the A1(M) for commuting. There are a range of local amenities nearby including a primary school.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

Entered via double glazed composite door. With a radiator and an internal doors to the living room and garage.

Study

7'7" x 7'3" (2.32 x 2.22)

A useful room located off the entrance hall. Having a UPVC double glazed window to the front, laminate flooring, recessed spotlighting and radiator.

Living Room

16'1" x 10'4" (4.91 x 3.15)

Well presented with a UPVC double glazed window to the front, radiator and door to the hall.

Inner Hall

Having a return staircase to the first floor and radiator.

WC

With low level WC, wash basin, radiator, laminate flooring and extractor fan.

Utility Room

7'11" x 7'8" (2.42 x 2.34)

The current owners have created a very useful utility room to the rear of the garage, which is accessed from the inner hallway. Having a range of wall and floor units with contrasting worktops and tiled splashbacks, plumbing for a washing machine, space and ventilation for a dryer, a fridge/freezer space, laminate flooring and radiator.

Open Plan Kitchen & Dining Room

18'9" x 7'7" (5.73 x 2.32)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining. Having a UPVC double glazed window to the rear and French doors opening in to the rear garden.

The kitchen is fitted with a comprehensive range of white gloss wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel electric oven and gas hob with extractor over, plumbing for a washing machine and dishwasher, a fridge/freezer space and a unit housing the combi gas central heating boiler. Further features include laminate flooring and radiator. Having ample space for a dining suite.

FIRST FLOOR

Landing

With a useful storage cupboard.

Master Bedroom

14'0" x 9'6" (4.27 x 2.92)

Spacious double bedroom with two UPVC double glazed windows to the front and radiator.

Ensuite

6'11" x 4'8" (2.13 x 1.43)

Comprising of a double width cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, extractor fan, shaver point and UPVC double glazed opaque window to the front.

Bedroom Two

11'3" x 8'10" (3.44 x 2.70)

Double bedroom with a UPVC double glazed window to the rear enjoying open views and a radiator.

Bedroom Three

9'10" x 7'11" (3.02 x 2.43)

A further double bedroom with a UPVC double glazed window to the rear also enjoying lovely open views and a radiator. Also having access to the loft which is boarded for storage and has shelving.

Family Bathroom

8'8" x 5'6" (2.66 x 1.70)

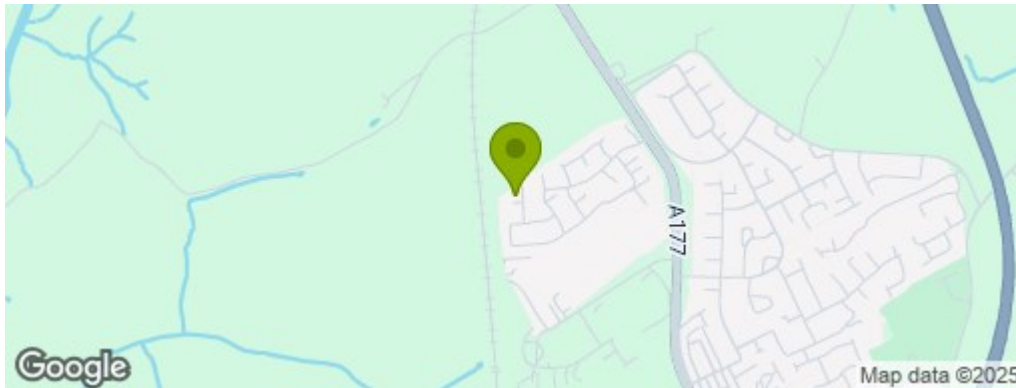
Stylish family bathroom fitted with a white suite comprising of a panelled bath with a mixer shower attachment, pedestal wash basin and WC. Having tiled splashbacks, a chrome heated towel rail, shaver point, extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a double width driveway providing off street parking for two cars. At the rear is an enclosed garden which has artificial lawn and two patio areas.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 80 Mbps.

Mobile Signal/coverage: Limited with multiple providers. 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 B

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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