



**Cranson Close**

Durham DH6 5AP

**£205,000**







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# Cranson Close

Durham DH6 5AP



- Enjoying open views to the rear
- EPC Rating - B
- Stylish family bathroom and Ensuite to the master bedroom

- Situated at the edge of this highly sought after estate
- Impressive open plan kitchen, dining and garden room
- Easy access to Durham City in under 5 minutes

- Three double bedrooms
- Ground floor WC
- Great road links for commuting via the A1(M)

Venture Properties are delighted to offer a fantastic opportunity to purchase this modern, three bedroom detached house constructed by Persimmon Homes and located on their 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 vestibule leading in to the spacious living room, an inner hall with cloakroom/WC and a large store room that could be converted in to a utility room, as well as a study. An impressive kitchen and dining room spans across the rear of the property and opens to a garden room extension with bi-fold doors to the rear garden. To the first floor the master bedroom has an ensuite shower room, whilst the two other double 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. Bowburn offers a range of local amenities including a primary school.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Vestibule

Entered via a composite door. With a radiator and internal doors to the living room and study.

### Living Room

16'2" x 10'4" (4.93 x 3.15)

Well presented and spacious reception room 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, radiator and large storage room which has the potential to be converted in to a utility room.

### Cloakroom/WC

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

### Study

9'1" x 8'0" (2.77 x 2.44)

Having a UPVC double glazed window to the front, laminate flooring and a radiator.

### Open Plan Kitchen and Dining Room

18'9" x 7'8" (5.72 x 2.34)

An impressive open plan kitchen and dining room which opens to the garden room and is the perfect space for modern living and entertaining.

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, space for a tumble dryer, a fridge/freezer space and a unit housing the combi gas central heating boiler. Further features include recessed spotlighting and a radiator.

### Garden Room

10'11" x 7'8" (3.33 x 2.34)

An excellent addition to the property with a vaulted ceiling having two inset velux windows, bi-fold doors opening to the garden, a wall panel radiator and tiled flooring.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side, useful storage cupboard and access to the loft which is partly boarded for storage.

### Bedroom One

11'10" x 9'8" (3.61 x 2.97)

Generous double bedroom with two UPVC double glazed windows to the front, a radiator and quality fitted wardrobes with coordinating drawers and bedside tables.

### Ensuite Shower Room

6'11" x 4'7" (2.11 x 1.40)

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

### Bedroom Two

11'3" x 8'9" (3.45 x 2.67)

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

### Bedroom Three

9'10" x 8'0" (3.00 x 2.44)

A further double bedroom with a UPVC double glazed window to the rear also enjoying lovely open views and a radiator.

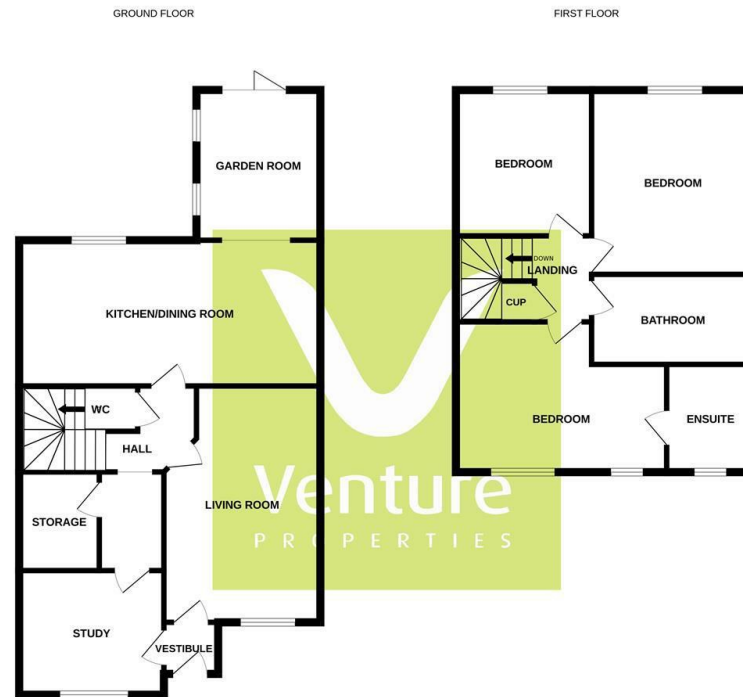
### Family Bathroom/WC

8'9" x 5'6" (2.67 x 1.68)

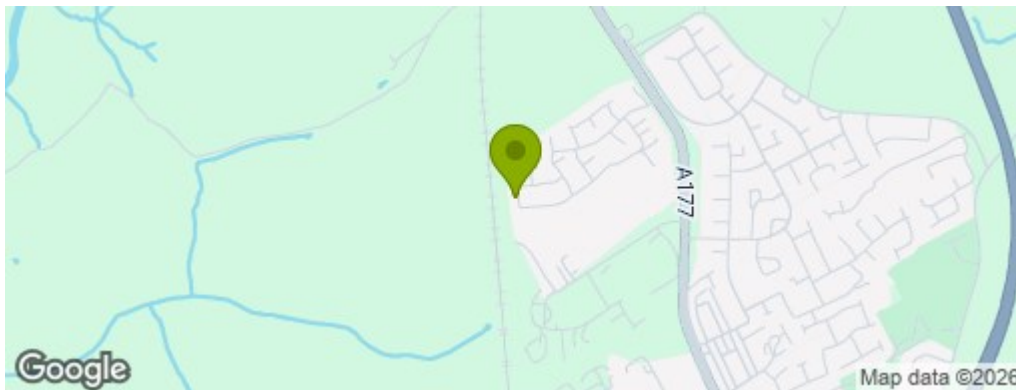
Stylish family bathroom fitted with a white suite comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, a chrome heated towel rail, an extractor fan and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front of the property is a double width driveway providing off street parking. The rear garden is not directly overlooked and has a lawn and a 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 TBC Mbps.

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

Council Tax: Durham County Council, Band: C Annual price: £2268 (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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