



Grange Way, Bowburn, DH6 5PL
Offers Over £250,000

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PROPERTIES

Venture Properties are delighted to offer a fantastic opportunity to purchase with no onward chain this modern, four bedroom detached house constructed by Persimmon and located on their popular development, The Grange in Bowburn. This superb home would be ideal for family buyers and offers spacious living accommodation throughout that must be seen for full appreciation.

The impressive floor plan comprises of a welcoming entrance hallway, spacious living room and a family room/study, which can be used to suit the needs of any buyer. 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. There is also a useful utility room and WC. To the first floor the master bedroom has an en-suite room, whilst the three remaining well proportioned bedrooms share the family bathroom, fitted with stylish suite. Externally there is a double driveway for off street parking leading to the double garage and to the rear is an enclosed, south facing garden.

The Grange is 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.

EPC RATING - B TENURE - FREEHOLD COUNCIL TAX BAND - D

GROUND FLOOR

Entrance Hall



Welcoming hallway entered via composite door. Having stairs leading to the first floor and radiator.

Living Room

13'3" x 10'9"



Spacious reception room with a UPVC double glazed window to the front, coving, radiator, TV and telephone points.

Family Room/Study

10'9" x 9'9"



A further flexible reception room which can be used to suit the needs of any buyer. Having a UPVC double glazed window to the front and a radiator.

Open Plan Kitchen and Dining Room

20'2" x 9'4"



An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a

built in stainless steel oven and hob with stainless steel extractor over, plumbing for a dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the rear, UPVC double glazed french doors opening to the rear garden, laminate flooring and a radiator.

Dining Area Image



Kitchen Image



Utility Room
6'2" x 5'2"



A useful room with fitted base unit and worktop, plumbing for a washing machine, dryer space, wall mounted combi gas central heating boiler, radiator and composite door to the rear garden.

WC
5'2" x 2'11"



Comprising of a WC, hand wash basin, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing



Having a UPVC double glazed window to the side, storage cupboard and access to the loft which is boarded for storage and has retractable ladder access.

Master Bedroom
12'11" x 11'5" max



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

Further Master Bedroom Image



Bedroom Two
11'7" x 8'6" min



Bedroom Four
8'3" x 7'8"



Ensuite
6'5" x 5'5"



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

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

Bedroom Three
9'10" x 9'0"



Family Bathroom/WC
8'3" x 6'5"



Fitted with cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, extractor fan and radiator.

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

Large family bathroom comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, shaving point, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL



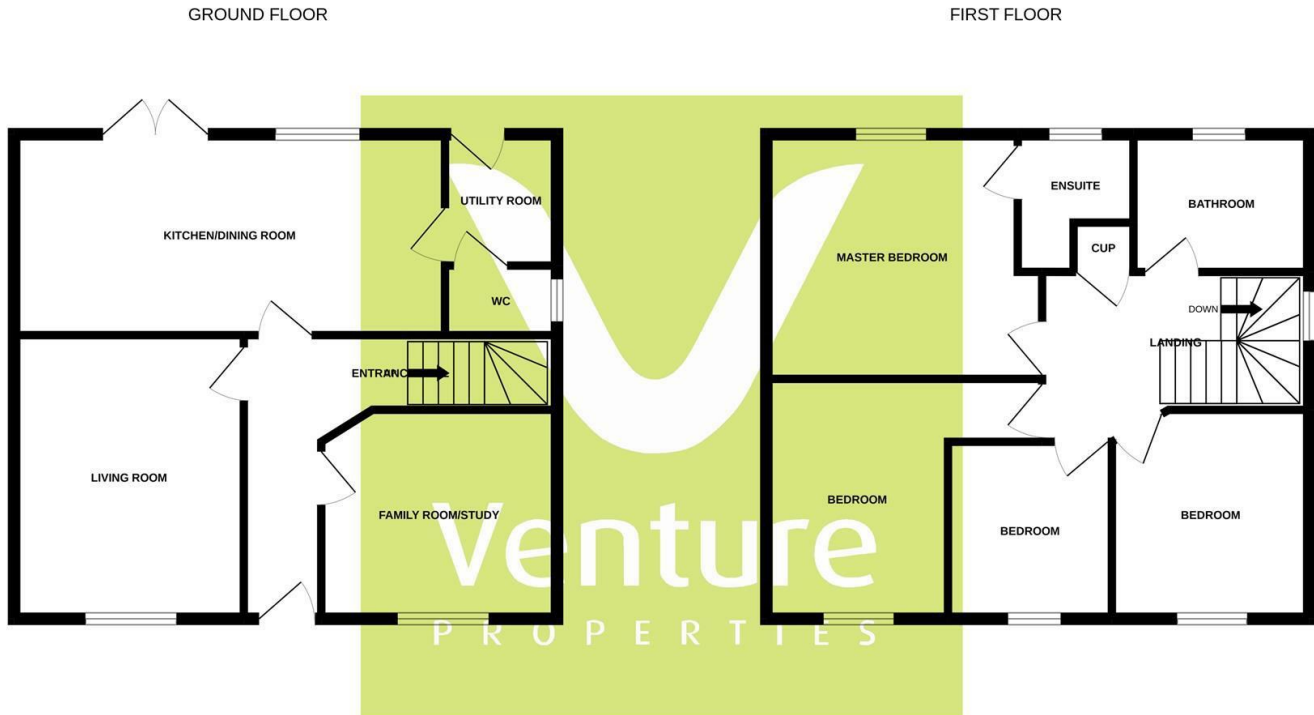
To the front of the property is a hedge enclosed, lawned garden with paved walkway, whilst to the rear is an enclosed garden which is mainly laid to lawn with two patio areas. To the side of the property there is a double driveway providing off street parking for up to four vehicles.

DOUBLE GARAGE

With two up and over doors.

Rear View





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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