



**Carlin Close**

Bowburn DH6 5FA

Offers In The Region Of £215,000







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# Carlin Close

Bowburn DH6 5FA



- Lovely family home
- EPC RATING - B
- Small development with excellent commuting links

- Three double bedrooms
- Stylish bathrooms
- Impressive open plan kitchen & dining room

- Large rear garden
- Spacious living accommodation throughout
- Close to a primary school

Venture Properties are delighted to offer a fantastic opportunity to buy this three bedroom detached house constructed by Keepmoat to their Yew style, on the sought after The Meadows development in Bowburn. This superb home offers spacious living accommodation throughout and a large rear garden, all of which must be seen for full appreciation.

The impressive floor plan comprises of a welcoming entrance hall, leading in to the spacious living room and through to the open plan kitchen and dining room which is fitted with a comprehensive range of units and integrated appliances and has french doors opening in to the garden. The inner hall has a cloakroom/WC and a return staircase leading to the first floor where you will find three large double bedrooms. 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 leading to the integral garage and to the rear an extensive, enclosed garden which is not directly overlooked.

Situated just off Crow Trees Lane, this small site of only 40 homes has excellent access to Durham City and to the A1(M) for commuting. There are a range of local amenities including the nearby park, all within walking distance.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Hall

With radiator and door to the living room.

### Living Room

12'11" x 12'3" (3.94 x 3.75)

Spacious reception room having a UPVC double glazed window to the front, TV aerial point, telephone point and two radiators.

### Open Plan Kitchen & Dining Room

15'10" x 11'6" (4.83 x 3.51)

Impressive open plan kitchen and dining room which has french doors opening in to the rear garden. Fitted with a comprehensive range of wall and floor units with built in appliances including oven, hob with extractor over, fridge, freezer, dishwasher and washer/dryer. Further features include a UPVC double glazed window to the rear, unit housed combi gas central heating boiler and radiator.

### Inner Hall

With a return staircase leading to the first floor, UPVC double glazed window to the rear and access to the cloakroom/WC.

### Cloakroom/WC

Fitted with a white low level WC, wash basin, radiator and UPVC double glazed opaque window to the side.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the side, useful storage cupboard and access to all rooms.

### Master Bedroom

14'7" x 11'3" (4.45 x 3.45)

Generous double bedroom with a UPVC double glazed window to the front, TV aerial, telephone points and radiator.

### En-suite

Fitted with a white suite comprising of a cubicle with electric shower, pedestal wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splashbacks, extractor fan and radiator.

### Bedroom Two

14'8" x 8'11" (4.48 x 2.72)

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

### Bedroom Three

11'6" x 7'6" (3.51 x 2.29)

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

### Family Bathroom

Stylish bathroom fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a lawned garden and double width driveway for off street parking.

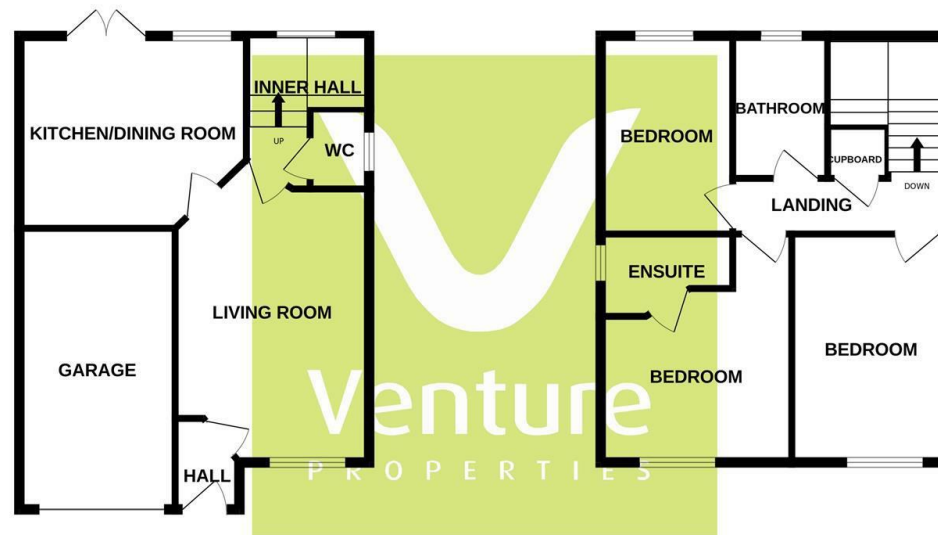
To the rear is an extensive fence enclosed lawned garden which is not directly overlooked.

## GARAGE

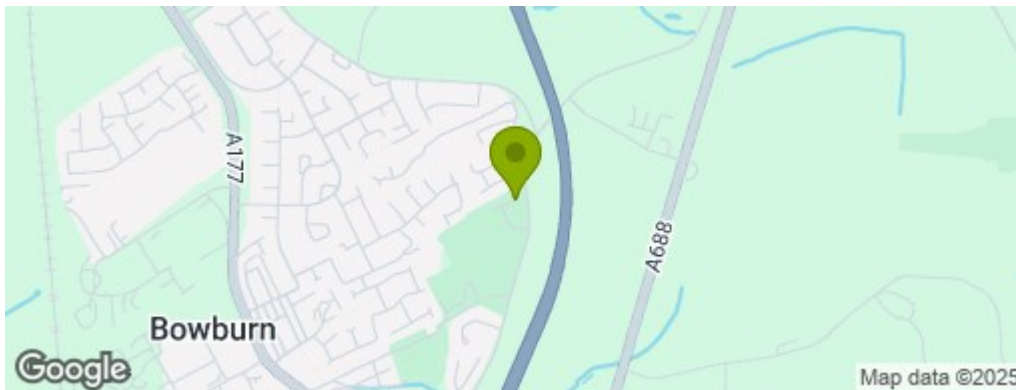
Integral single garage with up and over door.

GROUND FLOOR

FIRST FLOOR



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 operation or efficiency can be given.  
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## Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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