



Carlin Close

Bowburn DH6 5FA

Offers In The Region Of £159,950





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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- Highly sought after estate
- EPC RATING - B
- Enclosed garden

- Easy access to Durham City and the A1(M)
- Garden room extension
- Kitchen/diner with a full range of appliances

- Three bedrooms
- Two parking spaces
- Ground floor WC

Venture Properties are delighted to offer for sale this attractive end link house within a sought after development in Bowburn, ideally placed for access in to Durham City and to the A1(M) for commuting.

The deceptively spacious accommodation comprises of a welcoming entrance hallway with cloakroom/WC, modern fitted kitchen/diner which is perfect for entertaining, spacious living room with french doors opening to a garden room. The garden room has been added by the current owners and greatly adds to the living space. To the first floor there are three well proportioned bedrooms, as well as the bathroom. Externally there is driveway parking for two vehicles at the front, whilst to the rear is an enclosed garden with lawn and patio area.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

GROUND FLOOR

Entrance Hall

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

Cloakroom/WC

Having WC, pedestal wash basin with tiled splashback, radiator and UPVC double glazed opaque window to the front.

Open Plan Kitchen and Dining Room

13'5" x 11'6" (4.10 x 3.53)

Fitted with a comprehensive range of wall and floor units having contrasting worktops surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob with extractor over, an integrated dishwasher and washing machine, as well as space for a fridge/freezer. Further features include a UPVC double glazed window to the front, a unit housed combi gas central heating boiler and radiator. There is ample space for a dining table and chairs making it perfect for modern living and entertaining.

Living Room

14'9" x 12'7" (4.50 x 3.85)

Spacious living room with UPVC double glazed french doors opening in to a garden room, an under stair storage cupboard and radiator.

Garden Room

13'5" x 9'4" (4.10 x 2.87)

An excellent addition to the property with a glass roof, UPVC double glazed windows, fitted blinds, recessed spotlighting and UPVC double glazed french doors to the rear garden.

FIRST FLOOR

Landing

With radiator and access to the loft.

Bedroom One

14'9" x 9'7" (4.50 x 2.94)

Generous double bedroom with two UPVC double glazed windows to the front, a storage cupboard, TV point and radiator.

Bedroom Two

9'9" x 8'5" (2.99 x 2.57)

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

Bedroom Three

6'8" x 6'0" (2.05 x 1.84)

Having a UPVC double glazed window to the rear and radiator.

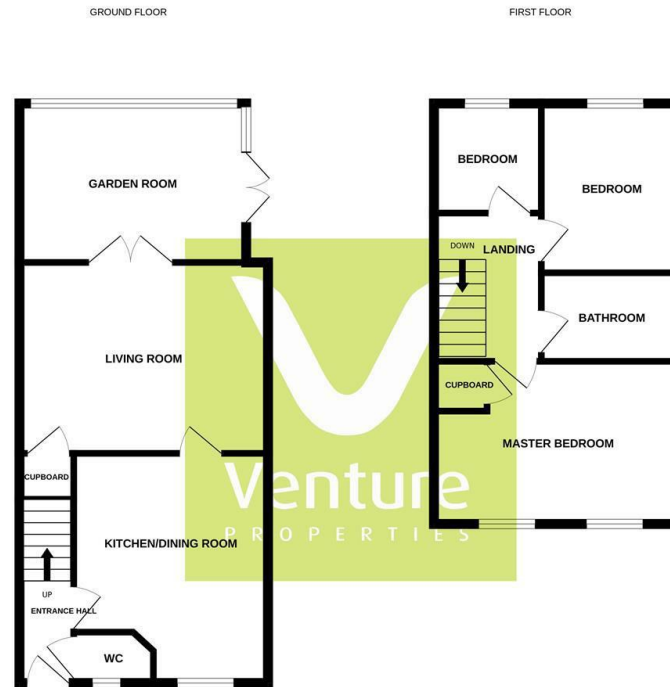
Bathroom/WC

8'5" x 5'5" (2.57 x 1.66)

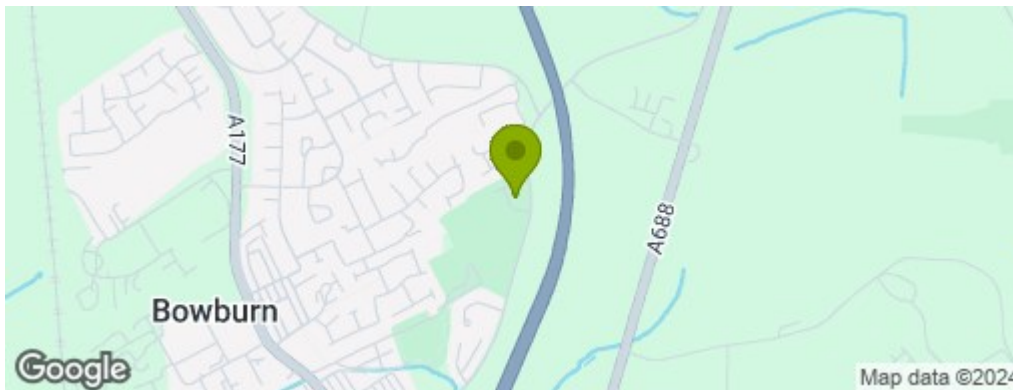
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property there is driveway parking for two vehicles, whilst to the rear is a fence enclosed garden with lawn, planted borders, patio area, cold water tap and electric sockets.



While 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024



Property Information

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

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