



Charlton Court

Bowburn DH6 5FB

Offers In The Region Of £225,000





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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- Superb modern detached home
- EPC RATING - C
- Refitted family bathroom and ensuite to the master bedroom

- Four double bedrooms
- Two spacious reception rooms
- Useful utility and storage room

- Cul de sac location
- Contemporary remodelled and refitted kitchen
- Not overlooked to the rear

This superb detached house with four double bedrooms, would be an ideal family home. It is situated in a sought after cul de sac location in Bowburn, with excellent access to Durham City and the A1(M) for commuting.

The generous floor plan comprises to the ground floor of a welcoming hallway with cloakroom/WC, a large kitchen which has been comprehensively refitted and includes a range of integrated appliances, a spacious living room with french doors opening in to the garden and a separate dining room to the front which is perfect for entertaining. The current vendors have also created a useful utility/store room which is accessed from the hallway. To the first floor, a spacious landing leads to four well proportioned double bedrooms and stylish refitted family bathroom. The large master bedroom has fitted wardrobes and a refitted en-suite shower room. Externally there is a low maintenance garden to the front with a driveway leading to the garage, whilst to the rear is an enclosed garden which is not overlooked.

Homes in this area are extremely popular making early viewing essential to avoid disappointment.

GROUND FLOOR

Entrance Hall

Welcoming hallway having stairs leading to the first floor, wood laminate flooring and radiator.

Cloakroom/WC

4'8" x 3'2" (1.43 x 0.99)

Comprising of a WC, pedestal wash basin with tiled splashback, radiator and extractor.

Living Room

15'6" x 11'11" (4.74 x 3.65)

Spacious reception room with a radiator, wood laminate flooring and UPVC double glazed french doors to the rear garden.

Dining Room

9'6" x 8'9" (2.90 x 2.69)

Having a UPVC double glazed window to the front, wood laminate flooring, understairs storage cupboard and radiator.

Kitchen

13'9" x 9'0" (4.20 x 2.76)

Remodelled and refitted by the current owner, this contemporary kitchen comprises of a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob with extractor over, as well as a range of integrated appliances including a fridge, freezer and dishwasher. Further features include tiled flooring, a wall panel radiator, recessed spotlighting and a UPVC double glazed window to the rear.

Utility Room

9'7" x 8'5" (2.93 x 2.58)

The owners have created this useful utility and storage room from a section in the garage. It has fitted units and worktop, a wall mounted combi gas central heating boiler, plumbing for a washing machine and dryer space.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, radiator, storage cupboard and loft access.

Master Bedroom

13'11" x 12'4" (4.26 x 3.78)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes providing ample storage, TV and telephone points and a radiator.

Ensuite

6'11" x 4'9" (2.13 x 1.45)

Comprising of a cubicle with mains fed shower, wash basin and WC set to a vanity unit. Having tiled splashbacks, heated towel rail, extractor and UPVC double glazed window opaque to the side.

Bedroom Two

13'11" x 8'6" (4.26 x 2.61)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobe, laminate flooring and radiator.

Bedroom Three

10'7" x 9'6" (3.24 x 2.92)

Further double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom Four

10'4" x 8'1" (3.15 x 2.47)

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

Family Bathroom/WC

7'3" x 6'4" (2.21 x 1.94)

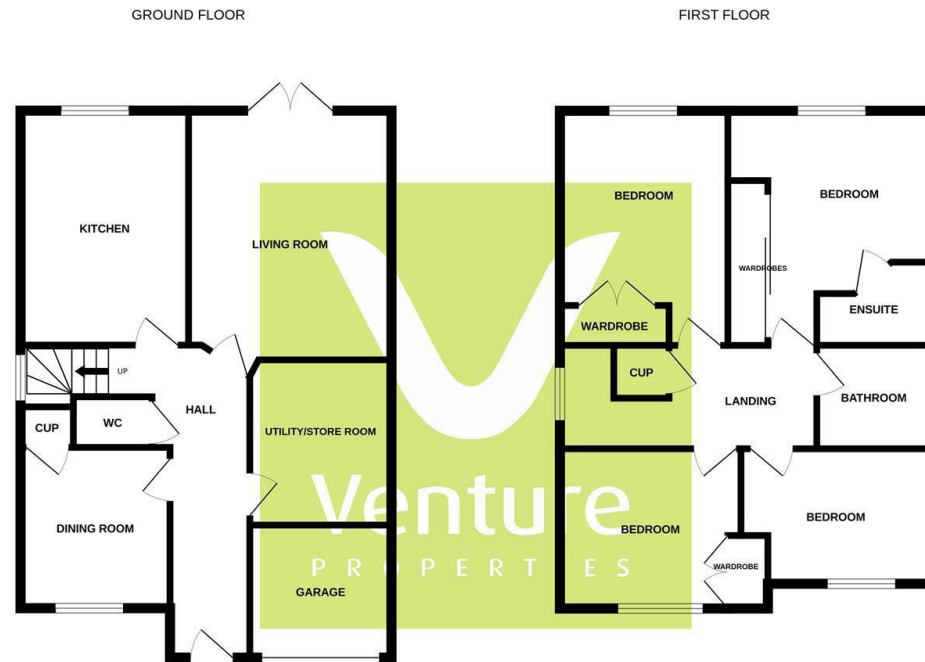
Stylish family bathroom comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, extractor and UPVC double glazed opaque window to the side.

EXTERNAL

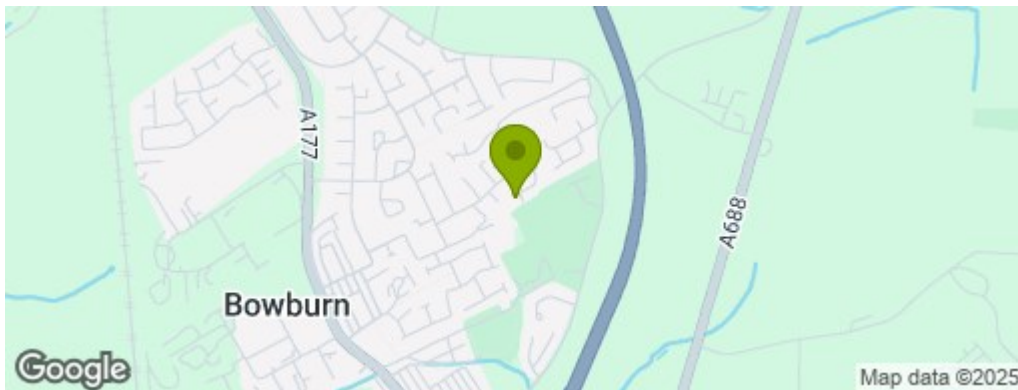
To the front of the property is a low maintenance garden and driveway for off street parking, whilst to the rear is an enclosed garden which is not directly overlooked and has a paved patio area, lawn and storage shed.

Garage

The garage has been partitioned to make space for the utility room and is therefore suitable for storage only. It has an up and over door.



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

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

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