



**Carlin Close**

Bowburn DH6 5FA

Offers In The Region Of £189,950

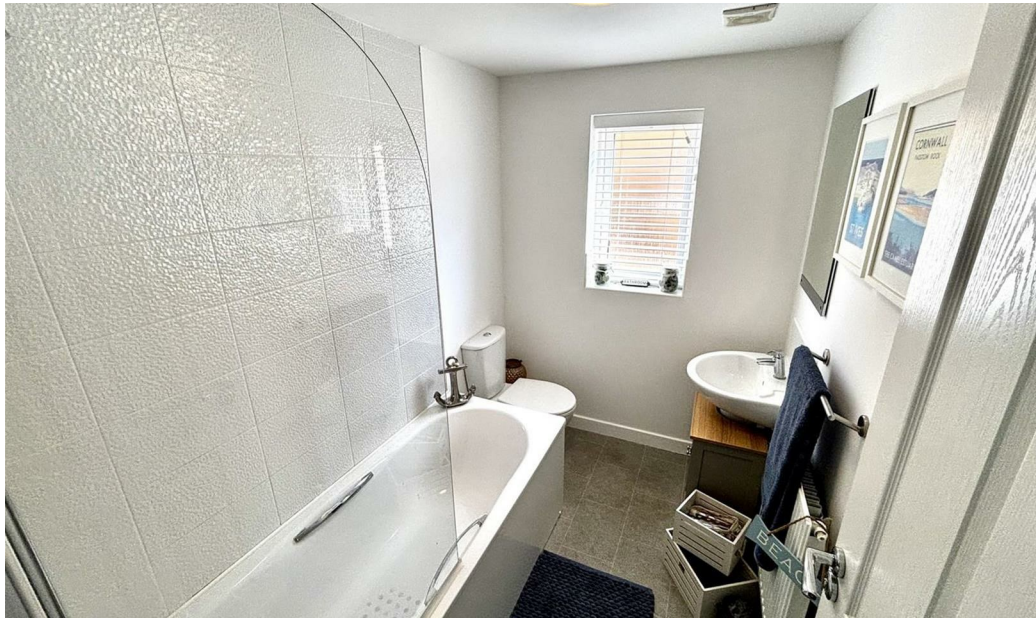






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# Carlin Close

Bowburn DH6 5FA



- Highly sought after cul de sac
- EPC Rating - B
- Impressive kitchen and dining room

- Beautifully presented
- Spacious accommodation over three floors
- Two stylish bathrooms

- Generous rear garden
- Three double bedrooms
- Fantastic master suite with ensuite

Situated in a highly sought after cul de sac location, this impressive semi detached townhouse offers three double bedrooms and a generous rear garden, all of which must be seen to be appreciated.

Providing generous and well presented accommodation spread over three floors, the floor plan comprises to the ground floor of an entrance hallway with cloakroom/WC, open plan kitchen/dining which is perfect for entertaining and is fitted with a comprehensive range of units, as well as the light and airy living room with french doors opening in to the rear garden. To the first floor there are two well proportioned bedrooms and bathroom fitted with attractive white suite. There is also a study area which has stairs leading to the impressive master bedroom suite on the second floor with built in wardrobes and en-suite shower room. Externally there is a front garden and double length driveway leading to a garage, whilst to the rear is a fully enclosed lawned garden.

Carlin Close has easy access to Durham City centre and the A1(M) for commuting across the region. There are local amenities including a primary school, available within walking distance.

## GROUND FLOOR

### Hall

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

### Cloakroom/WC

With low level WC, hand wash basin, radiator and UPVC double glazed opaque window to the front.

## Open Plan Kitchen and Dining Room

13'8" x 11'8" (4.17 x 3.56)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in electric oven and hob with extractor fan over, as well as a spaces for a fridge/freezer, washing machine and dishwasher. Having a UPVC double glazed window to the front, tiled splashbacks, laminate flooring, feature lighting and radiator, as well as a wall unit housing the gas central heating boiler.

## Living Room

14'9" x 11'5" (4.50 x 3.48)

Spacious reception room with UPVC double glazed french doors opening to the rear garden, laminate flooring, radiator and under stairs storage cupboard.

## FIRST FLOOR

### Landing

With radiator.

### Bedroom Two

14'7" x 9'3" (4.45 x 2.84)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

### Bedroom Three

9'10" x 8'0" (3.02 x 2.44)

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

## Bathroom/WC

7'10" x 5'4" (2.41 x 1.65)

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

## Study Area

6'3" x 6'3" (1.93 x 1.91)

With a UPVC double glazed window to the front, radiator and stairs leading to the second floor.

## SECOND FLOOR

### Master Bedroom

16'11" x 14'6" (5.18 x 4.42)

Impressive master bedroom suite with a dormer window to the front, built in wardrobes, loft access and radiator.

### Ensuite

7'6" x 5'8" (2.31 x 1.75)

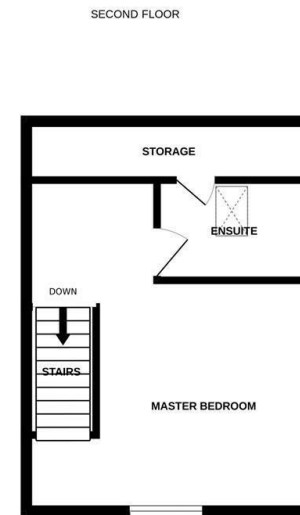
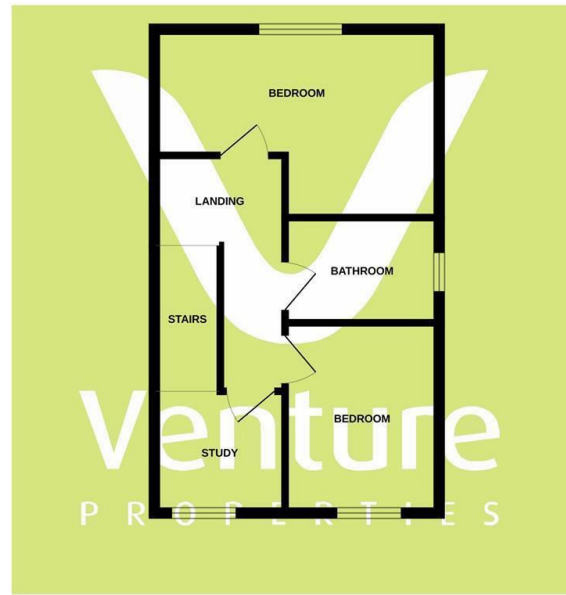
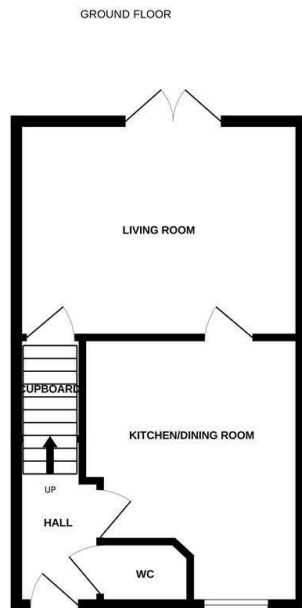
Fitted with a modern suite comprising of shower cubicle with mains fed shower, pedestal wash basin and WC. Having a velux window, tiled splashbacks, radiator and large eaves storage space spanning across the rear of the property.

## EXTERNAL

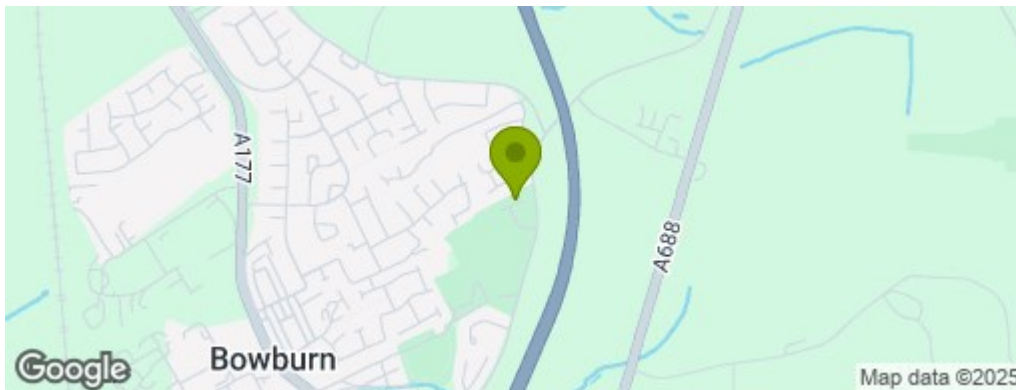
The property enjoys a lawned garden and double length driveway to the front, whilst to the rear is a generous, enclosed garden with lawn and extended patio area which is perfect for outdoor entertaining.

## Garage

Attached single garage having an up and over door and door to the rear garden.



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: Superfast Broadband available. Highest available download speed 10000 Mbps  
 Mobile Signal/coverage: Likely with O2. 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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