



Carlin Close

Bowburn DH6 5FA

Offers In The Region Of £219,950





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Carlin Close

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- No onward chain
- EPC RATING - B
- Garage conversion providing a further flexible reception room

- Three double bedrooms
- Close to the A1(M) for commuting
- Modern kitchen with french doors to the garden

- Small sought after development
- Close to a primary school
- Two stylish bathrooms

Venture Properties are delighted to offer a fantastic opportunity to purchase with no onward chain this three double 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 landscaped rear garden, all of which must be seen for full appreciation.

The impressive floor plan comprises of a welcoming entrance lobby 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 has french doors opening in to the garden. The integral garage has been converted by the current owner and provides a further flexible reception room which can be used to suit the needs of any buyer. 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 and to the rear an enclosed, landscaped garden which is not directly overlooked.

Situated just off Crow Trees Lane, this small site of only 41 homes has excellent access to Durham City and to the A1(M) for commuting. There are a range of local amenities including a primary school, all within walking distance.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Lobby

With radiator and door to the living room.

Living Room

18'2" x 11'8" (5.55 x 3.56)

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

Family/Dining Room

16'3" x 8'2" (4.97 x 2.51)

A flexible reception room, converted from the garage, which can be used to suit the needs of any purchaser. Having a UPVC double glazed window to the front and electric radiator.

Kitchen

12'11" x 12'5" (3.94 x 3.79)

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 sink and drainer unit incorporating a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. 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.

WC

6'7" x 3'0" (2.02 x 0.93)

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.

Bedroom One

14'8" x 11'4" (4.48 x 3.47)

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

Ensuite

7'4" x 4'10" (2.24 x 1.49)

Fitted with a white suite comprising of a cubicle with mains fed 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 2.74)

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

Bedroom Three

11'6" x 7'6" (3.52 x 2.31)

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

Family Bathroom

7'10" x 5'4" (2.41 x 1.63)

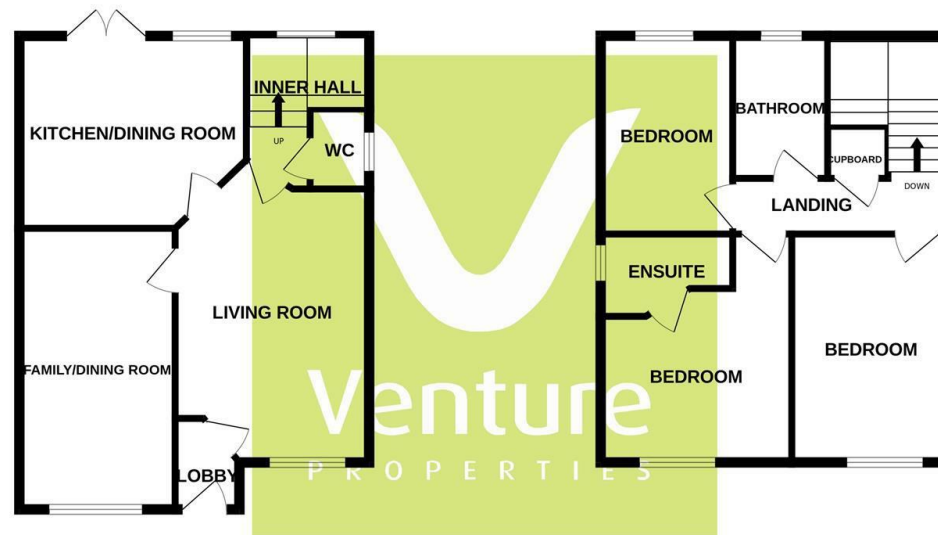
Stylish bathroom fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

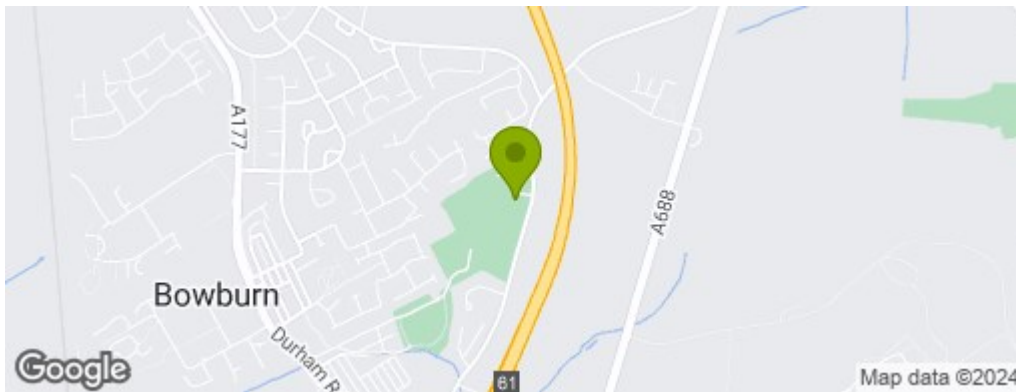
There is a block paved driveway extending across the front of the property for off street parking, whilst to the rear is an enclosed, landscaped garden with an artificial lawn and a patio entertaining area.

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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