



THE
ARTISAN
COLLECTION

Clarence Gate

AREA GUIDE



Rosalind Franklin Way
Bowburn, County Durham
DH6 5NP

Telephone: 0191 6221 281
bellway.co.uk

Bellway



Elvet Bridge, Durham

Find the perfect balance

VERSATILE HOMES TO SUIT A VARIETY OF LIFESTYLES

Whether you're a family, a first-time buyer or a city commuter, Clarence Gate's combination of location, versatility and convenience can cater for you. Each of the 3 and 4 bedroom homes at this attractive development in the village of Bowburn, a short drive from Durham's historic city centre, provide spacious accommodation that is adaptable enough to fit

around most lifestyles. Designed and built using high-quality materials and modern methods, energy efficiency is a key consideration, while private gardens and garages or parking spaces ensure quality of life. With the addition of fantastic transport links and close proximity to both city and country, Clarence Gate finds the perfect balance for modern life.



Bowburn Community Centre



Open countryside

Connected to city and community

ENJOY THE CHARM OF VILLAGE LIFE AND THE BUZZ OF THE CITY

Clarence Gate is positioned a short walk away from Bowburn village centre, where you'll find convenience stores, a pharmacy, a doctor's surgery and food outlets. Alternatively, head over to the Bowburn Hall Hotel's bar and restaurant for dinner and drinks within its attractive grounds.

The community centre is a welcoming village hub, with regular clubs and activities to take part in. Additionally, nearby Bowburn Park provides excellent outdoor facilities, including play areas, sports pitches and plenty of open space.

For more choice, a 15-minute drive will take you to the historic cobbled streets of Durham city centre, where you can explore a vast array of shops, entertainment and historical sights.

The city offers a great mixture of high-street favourites and unique independent retailers, restaurants, pubs and bars. When combined with a choice of theatres, cinemas and leisure, you have all the makings of a great day or night out.



Bowburn

If you love to soak up a bit of culture, you're in the right place. Aside from Durham's spectacular cathedral, castle and countless other historic sites, there are also plenty of museums and art galleries to enjoy.

For more excitement, head to nearby Sedgefield Racecourse for one of its thrilling race days, or treat the kids to a trip to Adventure Valley for farmyard fun, playzones, adventure golf and much more.

Alternatively, find your escape along the network of public footpaths that are on your doorstep, go for a stroll in the local Crowtrees and Cassop Vale Nature Reserves, or take the 30-minute drive to the North Pennines for a hike.

Bowburn also benefits from a great selection of local schools. Aside from the well-regarded Bowburn Primary School, there is a choice of secondary schools within 15 minutes by road. For higher education, Durham Sixth Form Centre and Durham University can set your family up for adult life.

Bowburn's location close to the A1(M) puts the surrounding towns and cities within easy reach, while Newcastle International Airport and Teesside International Airport are both around 30 minutes away.

Alternatively, Durham Station is a 15-minute drive away, where you can catch regular trains to Darlington, Newcastle, York, London and Edinburgh.



Durham city centre



How to find us

