

Bowes Court, Darlington, DL1 2HL
Offers in the region of £200,000

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'The Art of Property'



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Offers in the region of £200,000

Council Tax Band: C

Located on a charming cul-de-sac, this detached house presents an exceptional opportunity for those seeking a comfortable family home. Boasting two inviting reception rooms and three well-proportioned bedrooms, it is perfect for families or those looking for extra room to accommodate guests.

Standout features of this home is its PRIME POSITION within the development, set back from the road, featuring a generous sweeping driveway and SOUTH-FACING rear garden, ideal for enjoying sunny afternoons and hosting gatherings with friends and family.

The property has been thoughtfully EXTENDED with a conservatory, currently utilised as a spacious office, providing a versatile area that can adapt to your needs. The impressive refitted DINING KITCHEN is a true highlight, showcasing integrated appliances and elegant Amtico flooring.

Additionally, the garage has been improved to allow for convenient storage at the front and utility area to the rear. It is important to note that the shower room refurbishment is not yet complete and will be sold as seen, allowing you the opportunity to put your personal touch on this aspect of the property.

With NO ONWARD CHAIN, this home is ready for you to move in and make it your own.

Ground Floor

Entrance hall with access to the garage. Good size lounge to the front with feature fireplace and bay style window flooding the room with natural light.

Beautifully appointed dining kitchen providing excellent range of units, integrated appliances and Amtico flooring. Through the dining kitchen is a fabulous conservatory extension which is used by the current owner as a spacious office. Small inner hallway with useful ground floor WC and stairs leading to the first floor.

First Floor

Light and air landing with hatch allowing loft access to three good size bedrooms and a shower room currently under refurbishment and will be sold as seen. A single shower cubicle, basin, and WC all fully operational with a double shower cubicle which is in mid refurbishment.

Externally

A fabulous position on this development, sweeping driveway leading to the garage that has been converted for storage and utility area. Pedestrian side access to a good size rear garden enjoying a favorable south aspect.

Please note:

Council tax Band - C

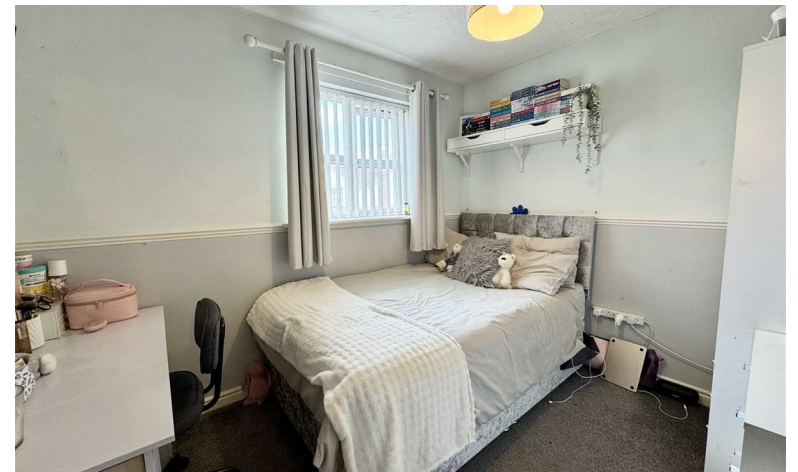
Tenure - Freehold

Total sq ft to be considered guide only.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)

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65 Duke Street

Darlington

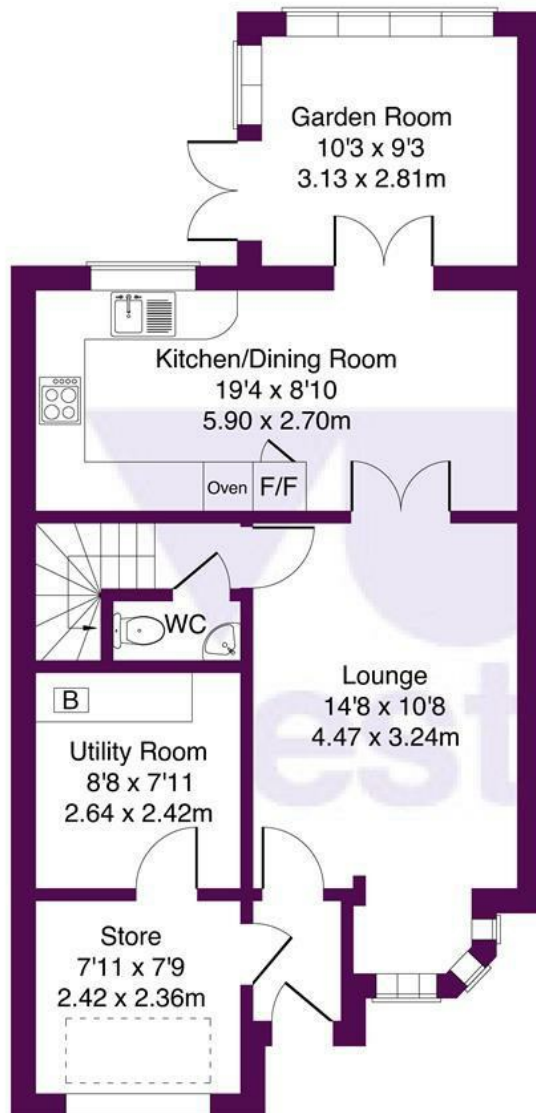
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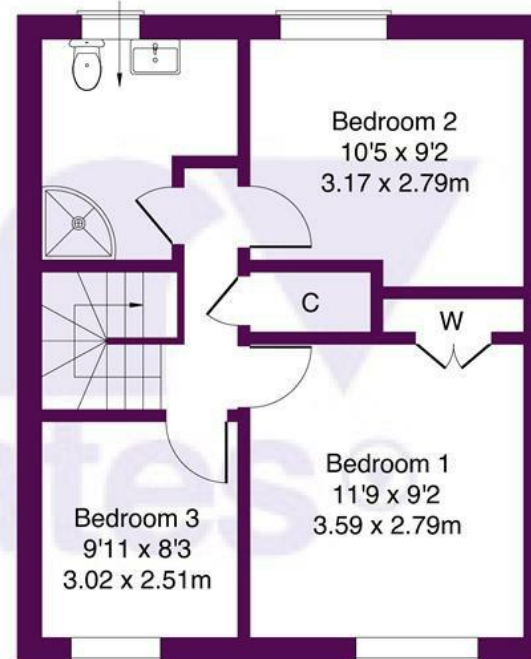
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Ground Floor

Shower Room
9'1 x 7'10
2.78 x 2.40m



First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	