



Harle Oval, Bowburn, DH6 5NZ
4 Bed - House - Detached
£280,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Harle Oval Bowburn, DH6 5NZ

Stunning Family Home ** Extended & Spacious Floor Plan ** Private Rear Aspect ** Popular Location ** Close to Durham & Major Road Links ** Ample Parking & Garage ** Double Glazing & GCH ** Gardens ** Must Be Viewed **

The floor plan briefly comprises; inviting entrance hallway, dining/reception room, cloakroom/WC, comfortable lounge and kitchen breakfast room with a selection of integral appliances. The lounge and kitchen seamlessly opens up to the stunning family living and dining room, which has bi-fold doors opening to the rear garden. The first floor has four good size bedrooms, the master having an en-suite shower room/WC. There is also a separate family bathroom/WC. Outside the property occupies a pleasant position with front and rear gardens. The front provides off street parking for two cars and leads to the single garage. The rear garden is enclosed and offers a high degree of privacy with pleasant views.

Harle Oval forms part of a popular and modern residential development, situated in the village of Bowburn. There are a range of local shops and amenities available, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South. Additionally, there is easy access to the local, recently constructed Primary School.













GROUND FLOOR

Entrance Hallway

Dining / Reception Room

9'6 x 7'10 (2.90m x 2.39m)

Cloak/WC

Lounge

15'2 x 11'3 (4.62m x 3.43m)

Kitchen

10'10 x 7'10 (3.30m x 2.39m)

Breakfast Area

7'0 x 7'10 (2.13m x 2.39m)

Living and Dining Room

23'05 x 10'03 (7.14m x 3.12m)

FIRST FLOOR

Bedroom

13'7 x 11'1 (4.14m x 3.38m)

En-Suite Shower Room/WC

6'4 x 5'9 (1.93m x 1.75m)

Bedroom

14'5 x 8'10 (4.39m x 2.69m)

Bedroom

11'9 x 8'9 (3.58m x 2.67m)

Bedroom

10'10 x 8'0 (3.30m x 2.44m)

Bathroom/WC

7'8 x 6'2 (2.34m x 1.88m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

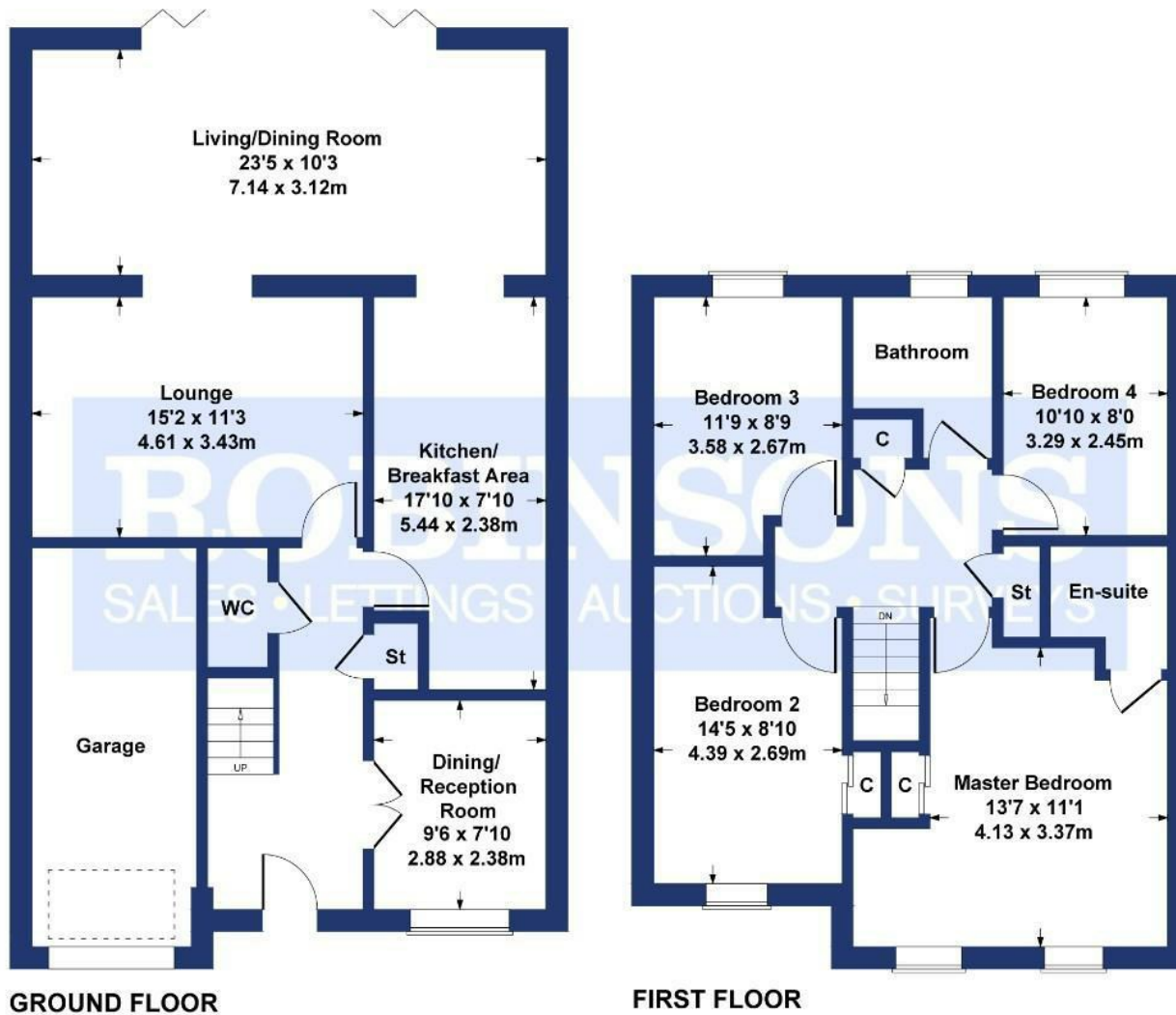
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Harle Oval

Approximate Gross Internal Area
1604 sq ft - 149 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	78	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

