



Beaumont Close, Bowburn, DH6 5QA
4 Bed - House - Detached
£240,000

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Beaumont Close Bowburn, DH6 5QA

**** Extended ** Cul de Sac Positioned Detached Family Home ** Upgraded & Improved ** Private Enclosed Rear Garden ** Double Glazing & GCH ** Parking & Garage ** Popular Location ** Close to Durham & Major Road Links ** Early Viewing Essential ****

The spacious, extended floor plan briefly comprises: entrance hallway, cloak room, large lounge and dining room leading to the garden room, and there is an attractive kitchen.

The first floor has four bedrooms, master en-suite shower room/wc and stylish re-fitted family bathroom/wc.

Outside the property occupies a pleasant position on the outskirts of the estate with front and rear gardens. The front provides parking for two cars and leads to the single garage. The rear garden is of a generous size with lawned areas to three sides.

Beaumont Close forms part of a pleasant, popular and modern residential development, situated on the outskirts of Bowburn where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are 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.













GROUND FLOOR

Hallway

Downstairs WC

Living ./ Dining Room

25'3" x 11'9" max (7.7 x 3.6 max)

Kitchen

14'1" x 9'6" (4.3 x 2.9)

Garden Room

11'5" x 10'5" (3.5 x 3.2)

Garage

FIRST FLOOR

Landing

Bedroom

11'5" x 9'10" max (3.5 x 3 max)

En-Suite

Bedroom

10'5" x 8'10" (3.2 x 2.7)

Bedroom

8'10" x 8'10" (2.7 x 2.7)

Bedroom

8'10" x 6'10" max (2.7 x 2.1 max)

Family Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 52 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: TBC

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.

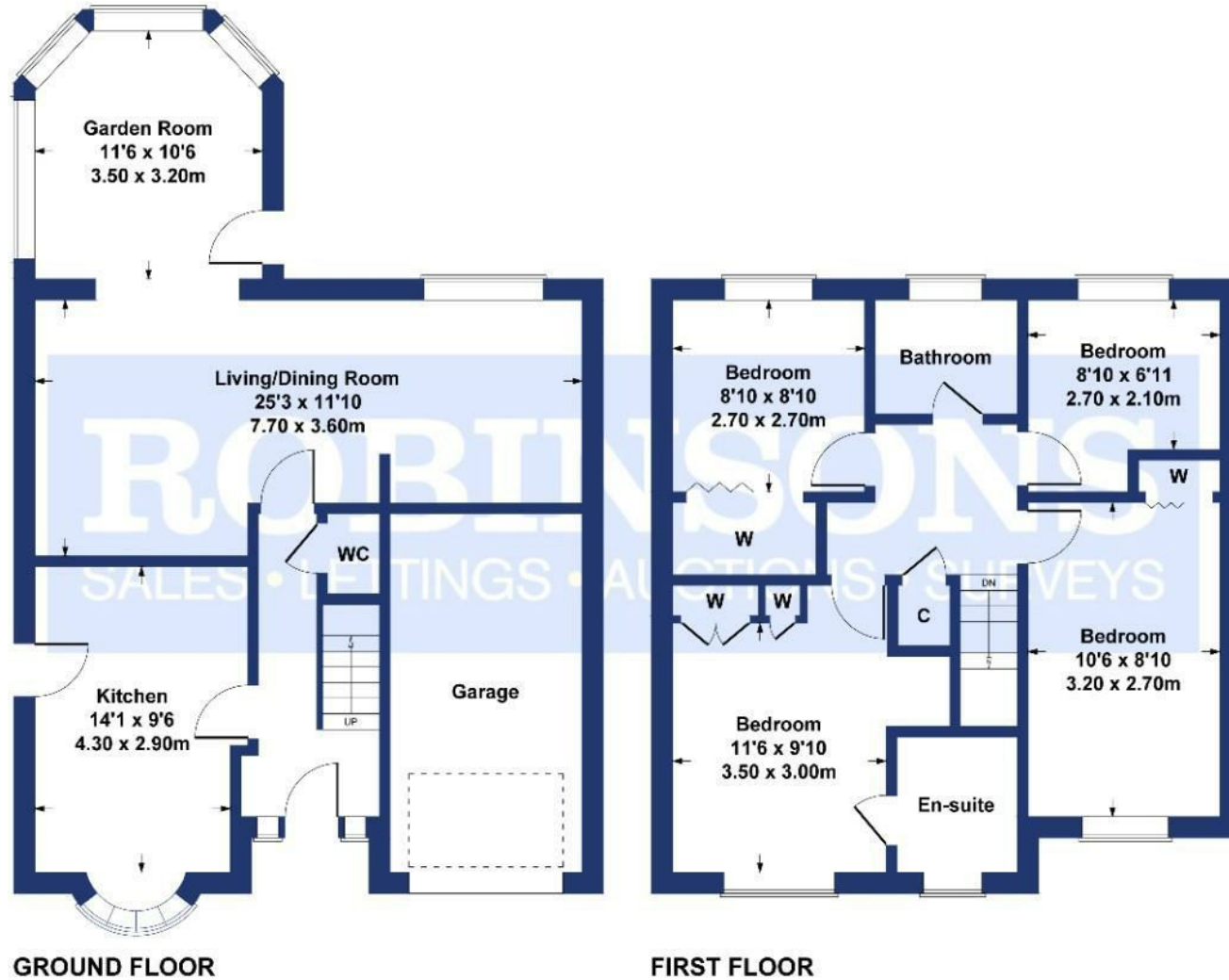




Beaumont Close

Approximate Gross Internal Area
1421 sq ft - 132 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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.

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