



Cranson Close, Bowburn, DH6 5AP  
4 Bed - House - Detached  
O.I.R.O £265,000

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## Cranson Close Bowburn, DH6 5AP

Ideal Family Home \*\* Pleasant Position With Private & Sunny Rear Aspect \*\* Ample Parking & Integral Garage \*\* Popular Location \*\* Well Presented \*\* Spacious Layout \*\* Double Glazing & GCH \*\* Must Be Viewed \*\*

The floor plan comprises; entrance hallway, comfortable lounge with double doors to the open plan kitchen and dining area, which in-turn has French doors to the rear garden. The kitchen is fitted with a range of modern units with built in oven and hob. There is also a useful utility room and downstairs WC. The first floor has four good size bedrooms, master en-suite shower room and main family bathroom/WC. Outside, there is a front open aspect garden with double drive parking. The rear has a generous enclosed garden with private and sunny aspect.

Bowburn, located on the outskirts of Durham City and offers residents a rural atmosphere while maintaining easy access to urban amenities. The village has a range of local amenities with a wider range located in Durham itself. Additionally, Bowburn Park provides green spaces for leisure and recreation, including playgrounds and sports facilities.

Education is well-catered for in Bowburn. The village is home to Bowburn Primary School, known for its supportive environment and strong academic programs. For secondary education, students have access to several reputable schools in the surrounding areas, such as Belmont Community School and Durham Johnston Comprehensive School, both recognised for their educational standards.

Transport links are a significant advantage for Bowburn residents. The village is situated near major roadways, including the A1(M), providing quick access to Durham City and beyond. Public transportation options, including local bus services, connect Bowburn to neighbouring towns and cities. For rail travel, Durham railway station is approximately 3.4 miles away, offering services to major cities across the UK.

















## **GROUND FLOOR**

### **Hallway**

### **Lounge**

15'9 x 11'1 (4.80m x 3.38m)

### **Kitchen Dining Room**

18'6 x 10'3 (5.64m x 3.12m)

### **Utility Room**

8'2 x 5'3 (2.49m x 1.60m)

### **WC**

## **FIRST FLOOR**

### **Bedroom**

14'5 x 13'2 (4.39m x 4.01m)

### **En-Suite**

7'3 x 5'3 (2.21m x 1.60m)

### **Bedroom**

12'3 x 9'4 (3.73m x 2.84m)

### **Bedroom**

9'7 x 9'4 (2.92m x 2.84m)

### **Bedroom**

9'7 x 7'3 (2.92m x 2.21m)

### **Bathroom/WC**

6'7 x 6'6 (2.01m x 1.98m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 79Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551p.a

Energy Rating: B

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.

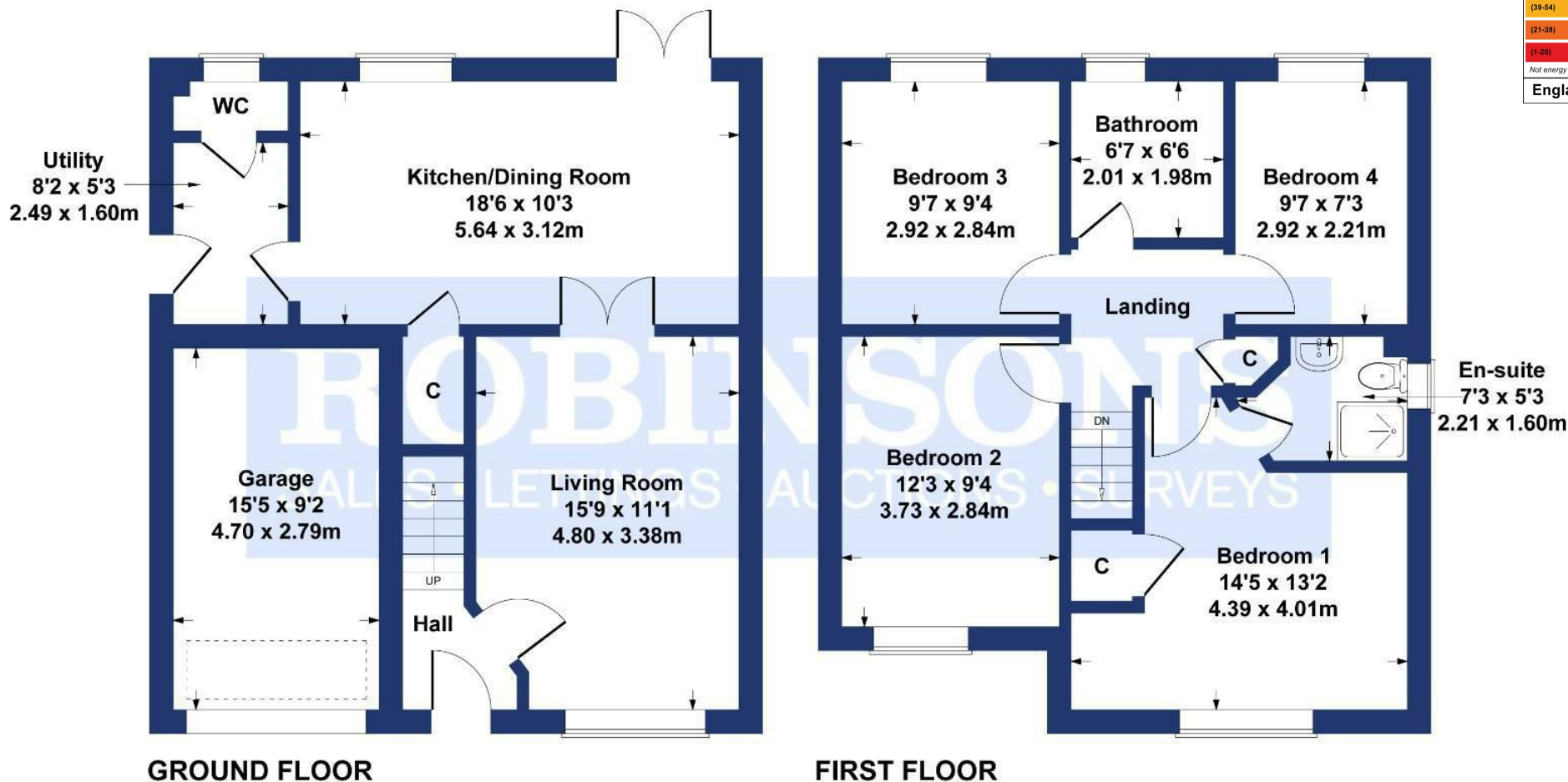




# Cranson Close

Approximate Gross Internal Area  
1229 sq ft - 114 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	



## 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. 2025

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.



