



Broadmeadows, Bowburn, DH6 5DA  
3 Bed - House - Semi-Detached  
O.I.R.O £240,000

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# Broadmeadows

## Bowburn, DH6 5DA

Stunning Family Home \*\* Extended & Versatile Layout \*\* Spacious Floor Plan \*\* Sunny Rear Aspect \*\* Fabulous Open Plan Living, Kitchen & Dining Space \*\* Generous Plot \*\* Ample Parking, Double Garage & Gardens \*\* Pleasant Position \*\* Outskirts of the Village \*\* Upvc Double Glazing & GCH \*\* Must Be Viewed \*\*

This exceptional residence has been thoughtfully extended and finished to a high standard, offering an impressive balance of elegance and versatility.

The welcoming entrance hall sets the tone for the home, leading into a refined lounge where a striking feature fireplace creates a warm and inviting atmosphere. The true centrepiece is the magnificent open-plan living, kitchen and dining area. Designed with both style and practicality in mind, it boasts a complement of integrated appliances, generous preparation space, and French doors that open seamlessly to the landscaped rear garden — an idyllic setting for entertaining or relaxed family living.

A versatile additional reception room enhances the ground floor, perfect as a guest suite, home office, private gym, or media room. Completing this level is a contemporary shower room, WC and direct access to the integral double garage.

Upstairs, the property offers three beautifully proportioned bedrooms and a luxurious family bathroom, finished with a sleek white suite and over-bath shower.

Set within a generous plot, the home is approached via a block-paved driveway that provides ample parking and leads to the double garage. The landscaped gardens to the front and rear have been designed to complement the property, with the rear garden enjoying a sunny aspect — perfect for al fresco dining and outdoor gatherings.























#### Location

Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City, making it an attractive option for a range of buyers. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses, making it appealing to first-time buyers, families, and investors alike.

In terms of amenities, Bowburn has a selection of local shops, and a primary school, with a wider range of local shops, larger supermarkets and retail options just a short drive away in Durham and Coxhoe. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include bus services to Durham and nearby towns. Bowburn is ideal for those seeking affordable living with proximity to city amenities, good schools, and efficient transport routes.

#### GROUND FLOOR

##### Hallway

##### Lounge

14'0 x 12'4 (4.27m x 3.76m)

##### Open Plan Kitchen Living & Dining

##### Breakfasting Kitchen

18'9 x 11'5 (5.72m x 3.48m)

##### Living & Dining

28'10 x 8'9 (8.79m x 2.67m)

##### Additional Reception Space

15'4 x 7'6 (4.67m x 2.29m)

##### Shower Room

7'0 x 5'2 (2.13m x 1.57m)

##### WC

##### Double Garage

15'4 x 16'1 (4.67m x 4.90m)

#### FIRST FLOOR

##### Bedroom

12'11 x 7'11 (3.94m x 2.41m)

##### Bedroom

12'8 x 9'11 (3.86m x 3.02m)

##### Bedroom

9'5 x 8'8 (2.87m x 2.64m)

##### Bathroom/WC

8'8 x 8'3 (2.64m x 2.51m)

##### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 52 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: Pending



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.

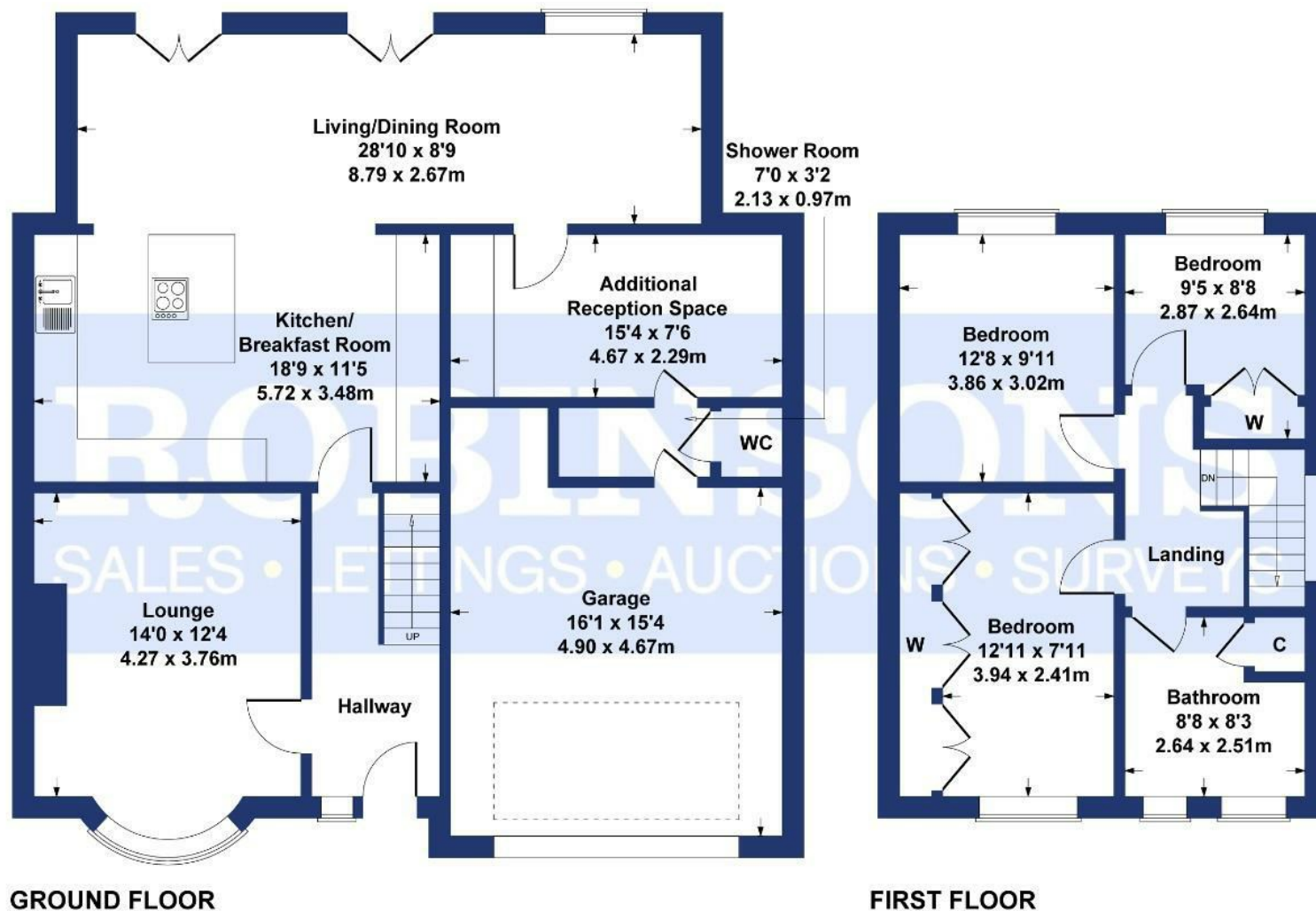






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Approximate Gross Internal Area  
1687 sq ft - 157 sq m



## 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	67	80
	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.





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