



Cranson Close, Bowburn, DH6 5AP  
5 Bed - House - Detached  
£335,000

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# Cranson Close Bowburn, DH6 5AP

Stunning Family Sized Detached Home \*\* Private & Sunny Rear Aspect \*\* Extended & Remodelled Layout \*\* Integrated Kitchen Including Quooker Tap & WiFi Ovens \*\* Boarded Loft Space \*\* Fabulous Open Plan Living, Kitchen & Dining Area \*\* Popular Location \*\* Close to Durham & Major Road Links \*\* Ample Driveway Parking & Garage \*\* Must Be Viewed \*\*

The floor plan comprises; entrance hallway, comfortable lounge, stunning open plan living, kitchen and dining area with bi-fold doors opening to the rear garden. An ideal space for family gatherings, entertaining or just relaxing. There is a useful utility room and cloak/WC. The first floor has five bedrooms, master en-suite shower room and family bathroom/WC. Outside, there is ample parking, garage and private rear garden with sunny aspect.

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, a primary school, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular 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

15'2 x 10'8 (4.62m x 3.25m)

### Open Plan Living Kitchen & Dining

21'02 x 19'07 (6.45m x 5.97m)

### Utility Room

6'05 x 5'04 (1.96m x 1.63m)

### W C

### Garage

16'4 x 9'1 (4.98m x 2.77m)

## FIRST FLOOR

### Bedroom

13'5 x 10'8 (4.09m x 3.25m)

### En-Suite

### Bedroom

11'4 x 10'9 (3.45m x 3.28m)

### Bedroom

11'0 x 10'0 (3.35m x 3.05m)

### Bedroom

10'3 x 9'2 (3.12m x 2.79m)

### Bedroom / Study

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

### Bathroom/WC

9'1 x 5'4 (2.77m x 1.63m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

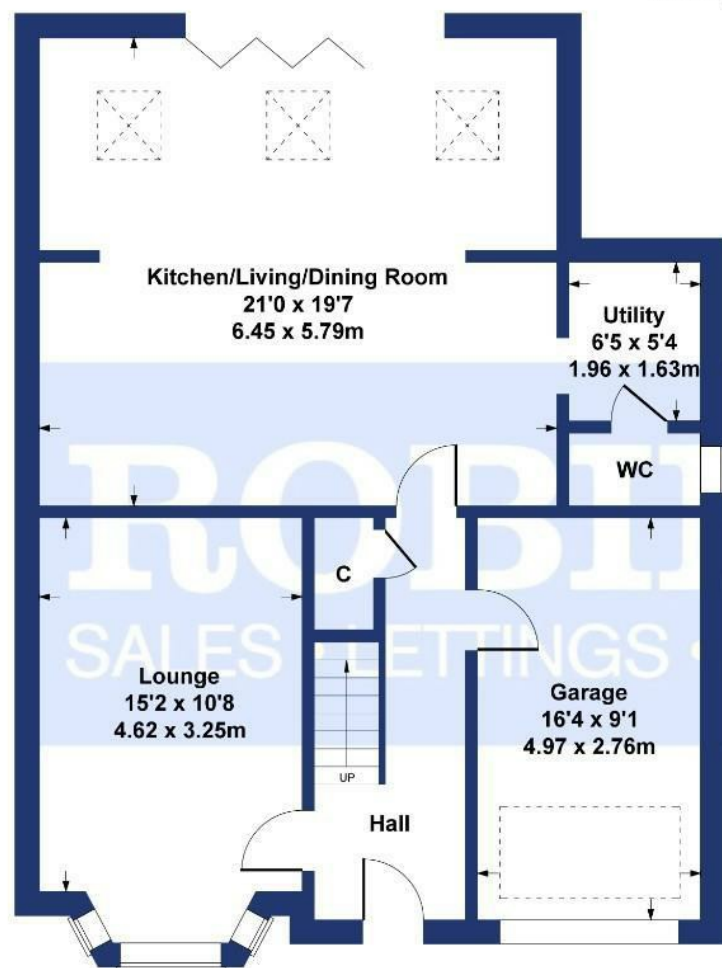




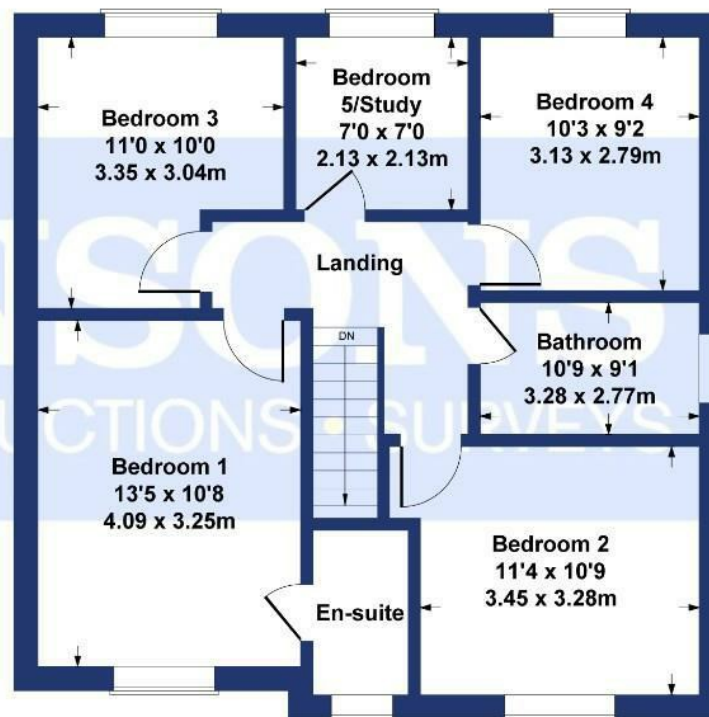


# Cranson Close

Approximate Gross Internal Area  
1662 sq ft - 154 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

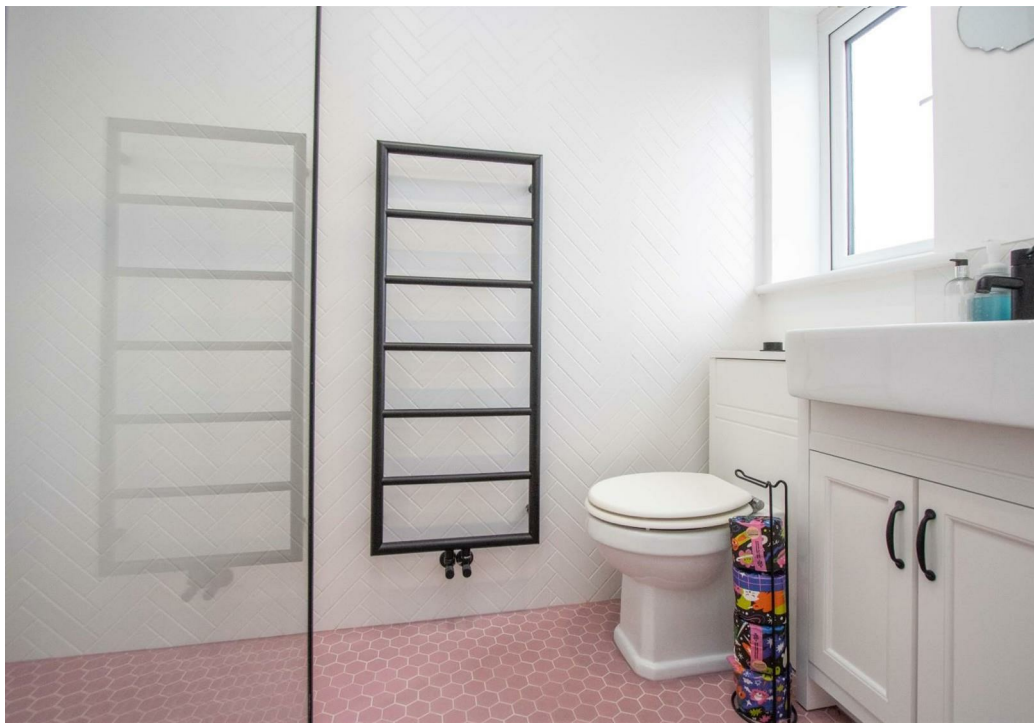
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
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

















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