



Carlin Close, Bowburn, DH6 5FA  
3 Bed - House - Townhouse  
O.I.R.O £187,500

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# Carlin Close

## Bowburn, DH6 5FA

No Upper Chain \*\* Superb Family or First Home \*\* Large Master Top Floor Suite \*\* Sunny & Private Rear Aspect \*\* Ample Parking & Single Garage \*\* Extended & Upgraded Floor Plan \*\* Pleasant Position \*\* Popular & Convenient Location \*\* Spread Over Three Floors \*\* Early Viewing Is A Must \*\*

The floor plan comprises; entrance hallway, Cloak/WC, superb modern fitted kitchen diner with a selection of integral appliances, comfortable lounge with French doors opening to the delightful conservatory and extra reception space. This in-turn leads out to the rear garden and patio area where you'll find garage access. The first floor has two bedrooms and family bathroom/WC, along with a useful study area. This gives access up to master bedroom with dressing area and en-suite shower room/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has an open aspect with ample parking and garage access. The rear enjoys a sunny aspect and a degree of privacy as it backs onto the local school.

Carlin Close forms part of a pleasant and popular residential development, situated on the outskirts of Bowburn village. 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 pedestrian access to the local, recently constructed Primary School.













## GROUND FLOOR

### Hallway

### WC

4'10 x 3'03 (1.47m x 0.99m)

### Kitchen Dining Area

13'0 x 11'06 (3.96m x 3.51m)

### Lounge

14'08 x 11'04 (4.47m x 3.45m)

### Conservatory

12'10 x 8'10 (3.91m x 2.69m)

## FIRST FLOOR

### Bedroom

9'11 x 8'0 (3.02m x 2.44m)

### Bathroom

7'11 x 5'05 (2.41m x 1.65m)

### Bedroom

14'09 x 9'04 (4.50m x 2.84m)

### Study

6'06 x 6'0 (1.98m x 1.83m)

## SECOND FLOOR

### Bedroom

17'03 x 14'09 (5.26m x 4.50m)

### En-suite

7'09 x 5'10 (2.36m x 1.78m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C- Approx. £2161 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. Robynsons cannot accept liability for any information provided.

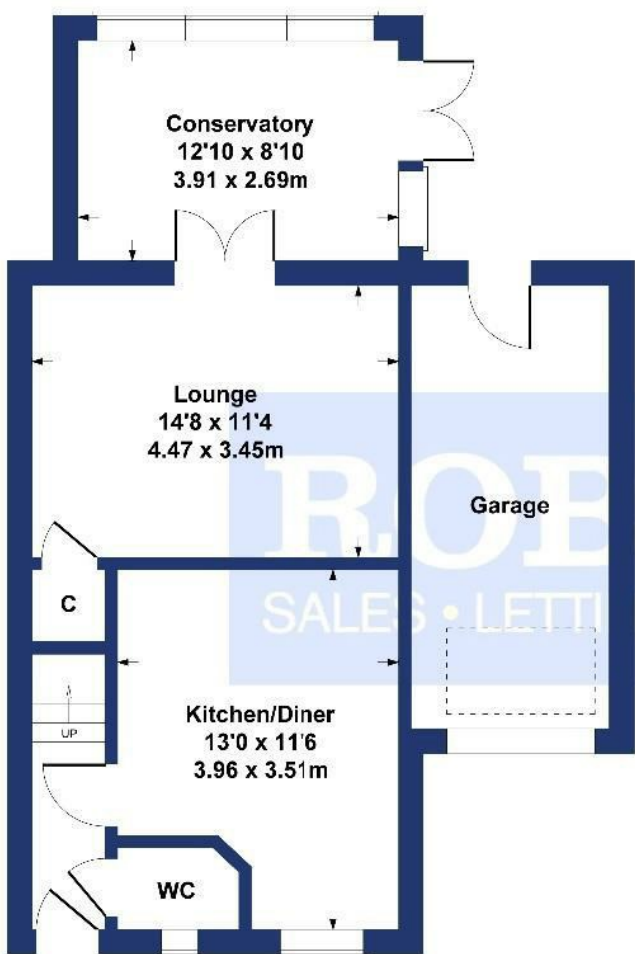




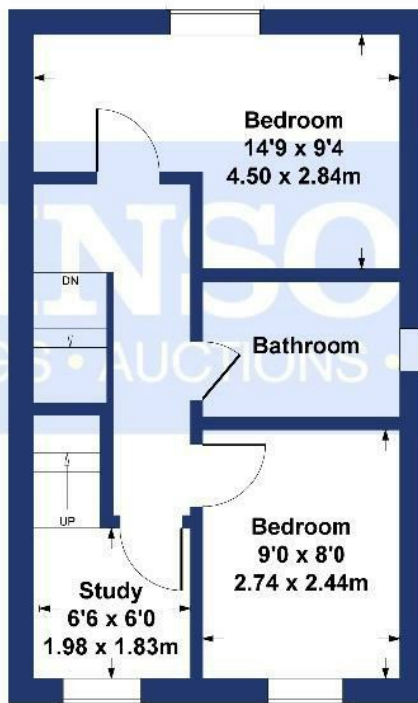
# Carlin Close

Approximate Gross Internal Area  
1300 sq ft - 121 sq m

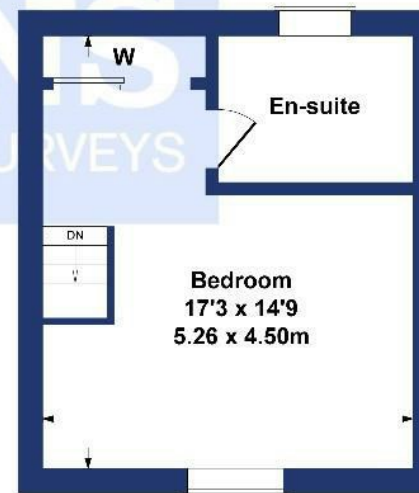
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	85	95
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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. 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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