



Mill Court, Bournmoor, DH4 6DJ
3 Bed - House - Detached
Offers Over £250,000

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Mill Court

Bournmoor, DH4 6DJ

* NO CHAIN * EXCEPTIONALLY LARGE PLOT * VERY RARELY AVAILABLE * QUIET CUL-DE-SAC IN POPULAR AREA * INCREDIBLY SPACIOUS * THREE RECEPTION ROOMS * AMPLE OFF-STREET PARKING AND GARAGE *

Offered to the market with the benefit of no onward chain is this very rarely available, incredibly spacious three-bedroom, three-reception room family home. Situated in a quiet cul-de-sac in a traditionally highly sought-after area, land registry data shows that only two properties have been sold in the development after 1996.

The property occupies an exceptionally large plot, offering off-street parking for two to three cars at the front, along with a private driveway. To the side, there is a spacious garden with a patio area and a summer house, ideal for outdoor entertaining. The rear garden is particularly impressive, with a large patio and a substantial garden that extends down towards the river, providing a tranquil and scenic outdoor space.

Inside, the home has been well cared for and thoughtfully designed. The ground floor includes an entrance porch, a welcoming hallway, access to the integral garage, a downstairs WC, a practical utility room, a generously sized 'L'-shaped lounge, a separate dining room, a garden room, and a well-appointed kitchen.

The first floor offers three generously sized bedrooms, a bathroom, and a separate shower room.

Located near Bournmoor, the property is ideal for families seeking both convenience and a rural lifestyle. Bournmoor is a village nestled between the towns of Chester-le-Street and Houghton-le-Spring, offering a blend of countryside tranquillity and excellent local amenities. The village is surrounded by beautiful countryside, with plenty of scenic walking and cycling routes. Nearby attractions include Herrington Country Park and Penshaw Monument, both perfect for outdoor activities and enjoying stunning views. Bournmoor also benefits from good transport links, making commuting to Durham, Sunderland, and Newcastle convenient.













GROUND FLOOR

Entrance Porch

Hallway

Downstairs WC

4'11" x 2'11" (1.5 x 0.90)

Utility

6'6" x 5'10" (2 x 1.8)

Lounge

18'0" x 14'5" max (5.5 x 4.4 max)

Kitchen

14'5" x 8'2" (4.4 x 2.5)

Dining Room

10'5" x 9'10" (3.2 x 3)

Garden Room

12'1" x 12'1" (3.7 x 3.7)

Garage

18'8" x 8'2" (5.7 x 2.5)

FIRST FLOOR

Landing

Bedroom

12'1" x 10'5" (3.7 x 3.2)

Bedroom

13'1" x 12'1" (4 x 3.7)

Bedroom

11'5" x 8'10" max (3.5 x 2.7 max)

Bathroom

8'6" x 5'6" (2.6 x 1.7)

Separate Shower Room

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps

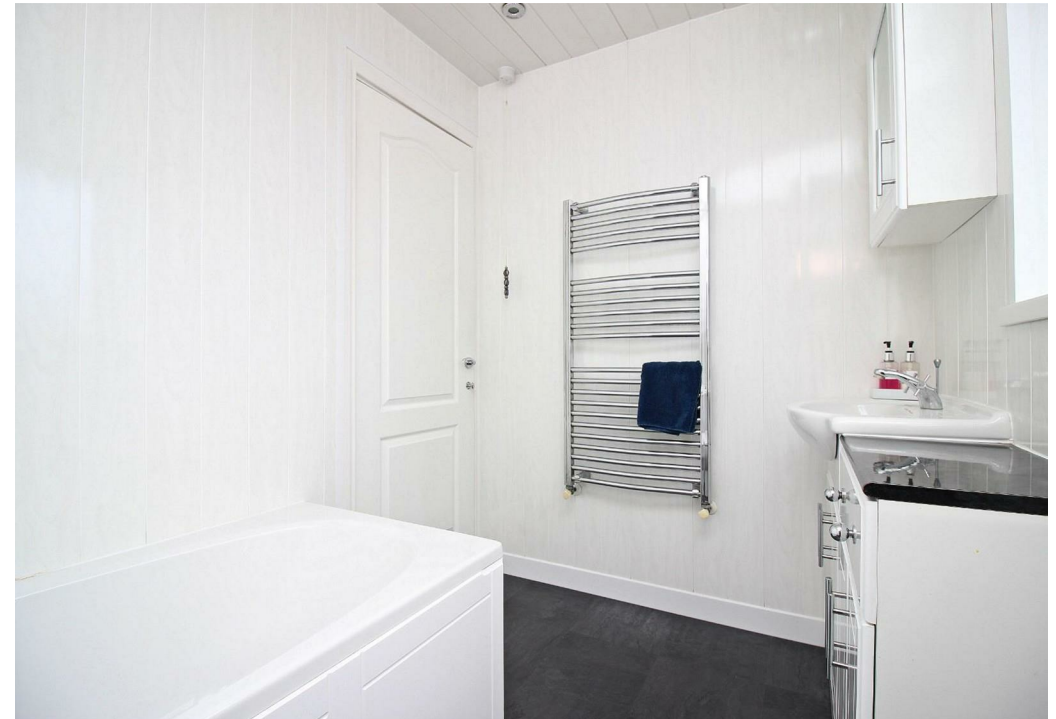
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 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. Robnsons cannot accept liability for any information provided.



Mill Court

Approximate Gross Internal Area
1604 sq ft - 149 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(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	

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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