



Woodburn Close, Bournmoor, DH4 6DH
3 Bed - Bungalow - Detached
O.I.R.O £240,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Woodburn Close Bournmoor, DH4 6DH

Superb Detached Bungalow ** Pleasantly Tucked Away ** Deceptively Spacious Layout & Garden Area ** Garage & Ample Parking ** Modern Fitted Kitchen Breakfast Room ** Two Bathrooms ** Upvc Double Glazing & GCH ** Outskirts of Durham & Sunderland ** Good Road Links ** Must Be Viewed **

The spacious accommodation, offering a thoughtfully designed layout that briefly comprises: a welcoming entrance hallway, a generously proportioned lounge and dining area with French doors to the garden, a modern well-equipped fitted kitchen, and a convenient utility room with garage access. There are three spacious double bedrooms, including a master bedroom complete with en-suite shower room and fitted wardrobes, as well as a stylish family bathroom/WC.

Externally, the property boasts a beautifully maintained private garden, featuring a patio area that is ideal for al fresco dining and entertaining. In addition, there is a private driveway with space for numerous vehicles, leading to an attached garage, as well as a secondary driveway providing further parking options.

The village benefits from strong transport links, making it ideal for commuters. The A1(M) is just a short drive away, providing direct access to Durham, Newcastle, and Sunderland, all of which are within a 20–30-minute drive. For those using public transport, regular bus services connect Bournmoor to surrounding areas, including Chester-le-Street and Houghton-le-Spring, with further connections to major urban centers.







THE BEST Friendships

A PINT OF TRUST
A HANDFUL OF HAPPINESS
1 CUP OF MUTUAL AFFECTION

A sprinkling of respect
2 SPOONFULS OF LISTENING

A GOOD HELPING OF LAUGHTER
A CUP OF CONSIDERATION

A pinch of honesty
3 lbs of common INTERESTS

A SPOONFUL OF SHARED SECRETS
and a bag of fun!







Entrance Hallway

Lounge & Dining Room

21'0 x 10'10 (6.40m x 3.30m)

Kitchen Breakfast Room

11'3 x 8'11 (3.43m x 2.72m)

Utility Room

8'11 x 5'8 (2.72m x 1.73m)

Bedroom

18'9 x 12'5 (5.72m x 3.78m)

En-Suite Shower Room/WC

Bedroom

14'4 x 11'3 (4.37m x 3.43m)

Bedroom

11'3 x 10'11 (3.43m x 3.33m)

Bathroom/WC

Location

Bournmoor, situated near Houghton-le-Spring in County Durham, is a delightful village that combines a peaceful rural atmosphere with excellent connectivity and local amenities. Its location makes it an appealing choice for those looking to enjoy village life while staying well-connected to nearby towns and cities.

The village benefits from strong transport links, making it ideal for commuters. The A1(M) is just a short drive away, providing direct access to Durham, Newcastle, and Sunderland, all of which are within a 20–30-minute drive. For those using public transport, regular bus services connect Bournmoor to surrounding areas, including Chester-le-Street and Houghton-le-Spring, with further connections to major urban centers.

Bournmoor is close to key amenities, offering a variety of local shops, schools, and recreational facilities. Nearby Chester-le-Street provides additional services, including supermarkets, healthcare facilities, and leisure options. Residents can also enjoy the stunning natural beauty of the surrounding countryside, which offers opportunities for walking, cycling, and other outdoor pursuits.

The area is rich in history and culture, with attractions such as Lambton Park and Riverside Park just a short distance away, providing excellent spaces for relaxation and family outings. Community life in Bournmoor is vibrant, with a range of local clubs, events, and green spaces that foster a warm and welcoming environment.

In summary, Bournmoor is a well-connected and charming village that offers a peaceful yet practical lifestyle. With its excellent transport links, access to amenities, and friendly community, it is an attractive choice for potential buyers seeking the perfect balance between rural living and modern convenience.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 76 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

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. Robinsons cannot accept liability for any information provided.

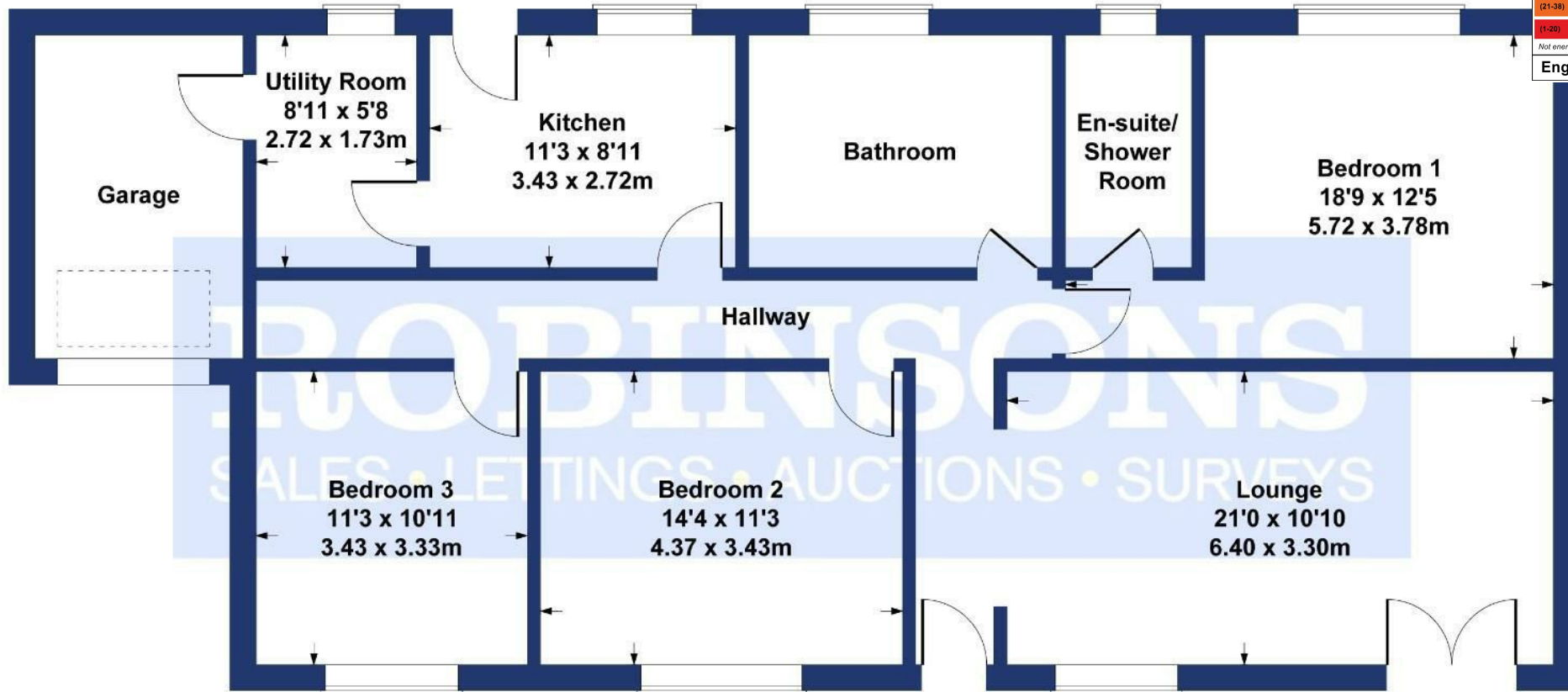




Woodburn Close

Approximate Gross Internal Area
1204 sq ft - 112 sq m
(Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
England & Wales		EU Directive 2002/91/EC



GROUND 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

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.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

