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Bell Avenue, Bowburn, DH6 5PE  
4 Bed - House - Detached  
Offers Over £300,000

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## Bell Avenue Bowburn, DH6 5PE

This exceptional extended detached residence on Bell Avenue, Bowburn showcases an exquisite blend of contemporary design and refined comfort, offering an outstanding setting for modern family living.

Upon entering, you are welcomed by an elegant entrance hallway that sets the tone for the rest of the home, leading to a beautifully appointed private study—ideal for home working or quiet retreat. A stylish cloakroom with WC further enhances the practicality of the ground floor.

The true centrepiece of the home is the impressive open-plan kitchen, living, and dining space, thoughtfully designed to balance sophistication with everyday functionality. This expansive area is bathed in natural light, with sleek finishes and generous proportions creating an ideal environment for both relaxed family living and stylish entertaining. Striking bi-fold doors open effortlessly onto the rear garden and patio, delivering a seamless indoor-outdoor lifestyle experience.

The first floor continues to impress, offering four generously proportioned bedrooms. The principal suite provides a luxurious sanctuary, complete with a contemporary en-suite shower room. The remaining bedrooms are served by a beautifully presented family bathroom, designed with both comfort and elegance in mind.

Externally, the property is equally captivating. A pedestrianised frontage enhances its exclusivity and kerb appeal, while the substantial enclosed rear garden has been thoughtfully arranged with a combination of patio and lawned areas—perfect for outdoor entertaining, al fresco dining, or family leisure. The double detached garage offers extensive parking for up to four vehicles, with one side cleverly converted into a versatile space suitable for a home office, gym, or playroom.











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## LOCATION

Bowburn is a village in County Durham, located around three miles south-east of Durham on the A177, and today functions largely as a commuter settlement serving the wider area.

In terms of amenities, Bowburn provides a modest but practical range of everyday facilities typical of a village of its size. These include a primary school, convenience shops, a village hall, a church, and community-focused facilities such as a community centre and youth project, alongside recreational spaces like an upgraded park with sports pitches, play areas and outdoor gym equipment. There is also a small industrial estate and nearby employment opportunities at the expanding Integra 61 development, which is bringing additional services and commercial activity to the area. While the village itself does not offer extensive retail or leisure options, a wider range of shops, restaurants and services can be found in nearby Durham.

Transport links are one of Bowburn's main strengths. The village sits directly on the A177 and close to Junction 61 of the A1(M), providing quick road access north to Newcastle and south toward Darlington. Public transport is available via several regular bus services running through the village, offering connections to Durham and surrounding areas. The nearest railway station is in Durham, a short drive or bus journey away, with mainline services on the East Coast Main Line.

For walking and cycling, Bowburn benefits from its semi-rural setting and proximity to established routes. It lies close to National Cycle Network Route 14, offering links into Durham and the surrounding countryside. There are also a number of local and longer circular routes that pass through farmland, river valleys and nearby villages, making the area suitable for both casual walkers and more experienced cyclists. Additional local paths and green spaces provide shorter leisure routes, and ongoing development in the area is expected to further improve pedestrian and cycle connectivity.

## Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all selling 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.

The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £49.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

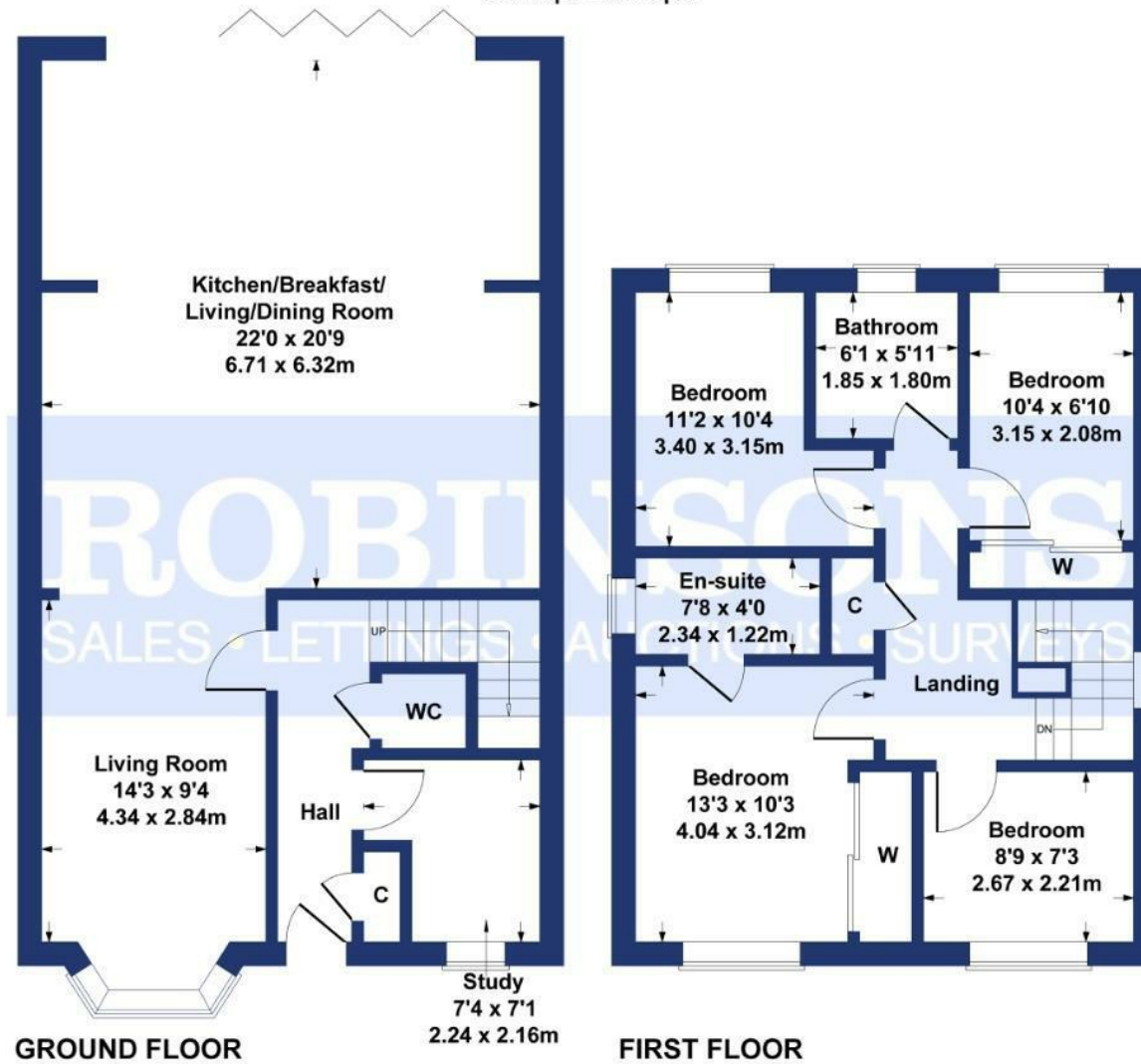






# Bell Avenue

Approximate Gross Internal Area  
1335 sq ft - 124 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. 2026

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (82 plus) <b>A</b>                          |         | 82                      |
| (81-81) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 78      |                         |
| (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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