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Wheatley Close Bowburn, Durham, DH6 5FU

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Price £350,000

Immaculately presented, four bedroomed detached family home located on Wheatley Close a sought after development on the outskirts of Bowburn. Recently built, the property benefits from a number of upgrades chosen by the current owners, an extensive driveway offering parking for up to four cars along with a single garage with up and over door. Ideally located, it allows access to a range of local amenities available within the village, whilst a larger range of amenities are available in Durham City, just approx. 4miles away, including a range of high street retail stores, restaurants, recreational facilities, cafes, bars, as well as local shops and public transport links via both bus and the train station. Bowburn is ideally situated for commuting, just a short drive from the A1(M) North & South.

In brief the property comprises; a spacious entrance hall which leads through into the living room, open plan kitchen/dining room, utility and cloakroom. The first floor contains the master bedroom with ensuite, second bedroom also with ensuite, two further double bedrooms and family bathroom. Externally the property has a large block-paved driveway to the front, along with a single garage providing plenty of off street parking for multiple cars. To the rear, there is a fantastic enclosed garden, generously sized and mainly laid to lawn, along with patio area, storage shed and a spacious decked area with pergola offering an ideal space for outdoor seating and hosting.

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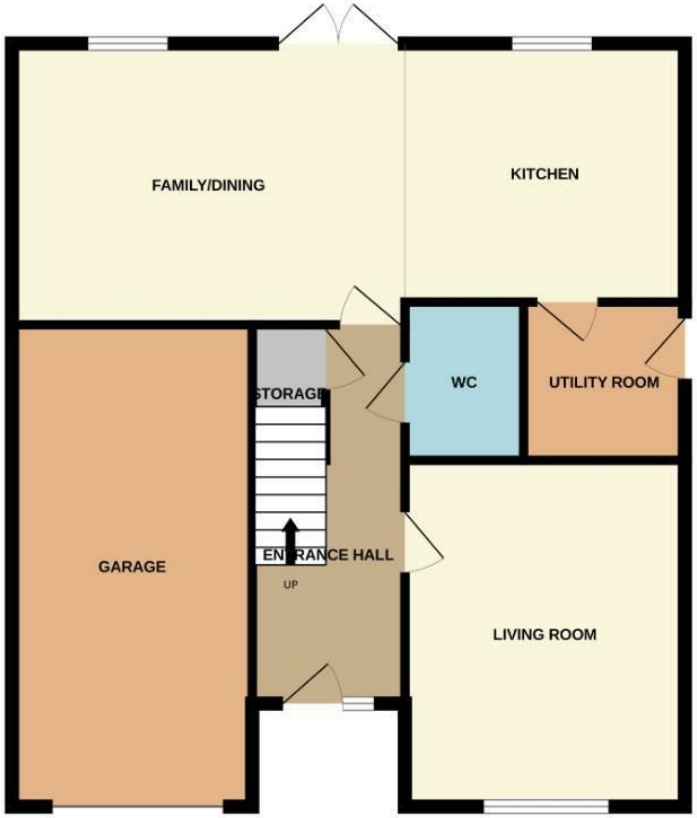
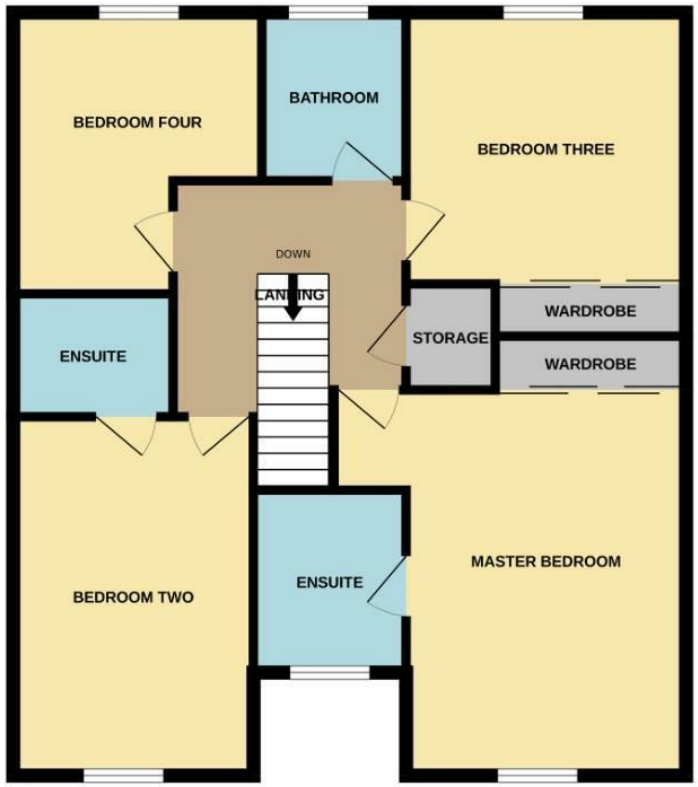
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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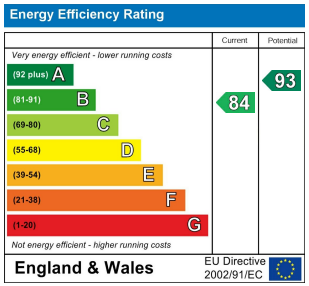
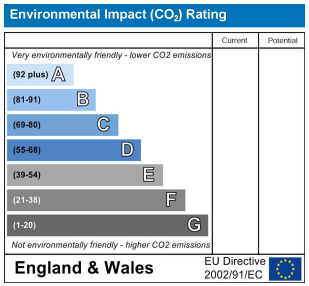




Living Room
14'1" x 11'5"
Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor and large window to the front elevation providing lots of natural light.

Kitchen
11'5" x 11'5"
The modern kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, splash backs and Belfast sink with drainer. Benefiting from integrated appliances including double electric ovens, hob, overhead extractor hood, fridge/freezer and dishwasher, with ceiling and under-counter spotlights.

Family/Dining
16'4" x 11'5"
Adjoining to the kitchen is the large open plan dining/living area offering an additional reception room to the rear of the property, with neutral decor, ample space for furniture and French doors leading out into the garden.

Utility Room
6'6" x 6'2"
The utility room provides additional storage space and is fitted with a sink/drainer, integrated washing machine and tumble dryer with UPVC door leading into the garden.

Cloakroom
6'6" x 4'11"
The ground floor cloakroom is fitted with a WC and wash hand basin and heated towel rail.

Master Bedroom
15'8" x 14'9"
The master bedroom is an impressive size offering room for a king sized bed and plenty of further furniture and benefits from built in wardrobes with sliding doors, neutral decor with access leads through to the ensuite. Window to the front elevation allows ample natural light.

Ensuite
7'6" x 6'6"
The modern ensuite is fitted with a double walk in shower cubicle with rainfall and handheld showerheads, WC, wash hand basin and heated towel rail.

Bedroom Two
14'9" x 10'2"
The second bedroom is another generous double bedroom, again providing space for a king sized bed along with further furniture, with neutral decor throughout and window to the front elevation. Access leads into the ensuite.

Ensuite
6'6" x 4'7"
The ensuite contains a double walk in shower cubicle, WC, wash hand basin and heated towel rail.

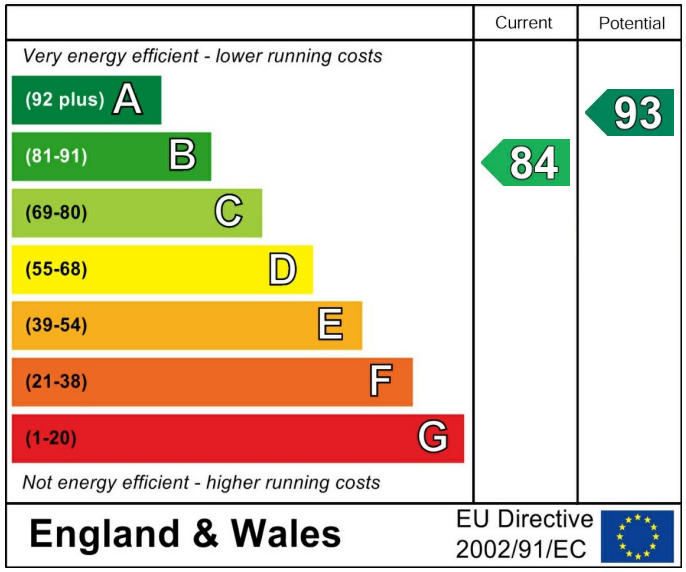
Bedroom Three
11'1" x 10'9"
The third bedroom is a spacious double bedroom with built in wardrobes, neutral decor and window to the rear elevation.

Bedroom Four
11'5" x 10'2"
The fourth bedroom is a final large double with window to the rear elevation.

Bathroom
7'2" x 6'10"
The family bathroom contains a panelled bath with perimeter tiles, WC, wash hand basin and heated towel rail. Window to the rear elevation.

External
Externally the property has a large block-paved driveway to the front, along with a single garage providing plenty of off street parking for multiple cars. To the rear, there is a fantastic enclosed garden, generously sized and mainly laid to lawn, along with patio area, storage shed and a spacious decked area with pergola offering an ideal space for outdoor seating and hosting.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

THIS HOME
IS FILLED
WITH ENDLESS
♡
and laundry
Laundry Schedule
SORT: today
WASH: tomorrow
FOLD: eventually
IRON: hmmm