



**Carlin Close**

Bowburn DH6 5FA

**Offers Over £205,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Carlin Close

Bowburn DH6 5FA



- Highly sought after estate
- EPC RATING - B
- Private, mature gardens

- Easy access to Durham City and the A1(M)
- Garden room extension
- Kitchen/diner with a full range of appliances

- Much larger than average plot
- Detached double garage and driveway
- Located on the edge of a sought after estate

Venture Properties are delighted to offer for sale this attractive semi detached house on the edge of this sought after development in Bowburn, enjoying a much larger than average plot and detached double garage.

The deceptively spacious accommodation comprises of a welcoming entrance hallway with cloakroom/WC, modern fitted kitchen/diner which is perfect for entertaining, spacious living room with french doors opening to a garden room. The garden room greatly adds to the living space and has french doors leading to the garden. To the first floor there are three well proportioned bedrooms, as well as the stylish bathroom/WC. Externally at the front there is a double driveway leading to a large detached double garage and landscaped garden which extends out to the side of the drive. To the rear is a much larger than average, enclosed garden with lawn, landscaped borders with mature trees and a decked patio area.

Ideally placed for access in to Durham City and to the A1(M) for commuting, we anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

### Entrance Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

### Cloakroom/WC

Having WC, pedestal wash basin with tiled splashback, radiator and UPVC double glazed opaque window to the front.

## Open Plan Kitchen and Dining Room

13'5" x 11'6" (4.10 x 3.53)

Fitted with a comprehensive range of wall and floor units having contrasting worktops surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob with extractor over, an integrated fridge, freezer, dishwasher and washing machine. Further features include a UPVC double glazed window to the front, a unit housed combi gas central heating boiler and radiator. There is ample space for a dining table and chairs making it perfect for modern living and entertaining.

## Living Room

14'9" x 12'7" (4.50 x 3.85)

Spacious living room with UPVC double glazed french doors opening in to a garden room, an under stair storage cupboard and radiator.

## Garden Room

14'4" x 8'9" (4.38 x 2.69)

An excellent addition to the property with a glass roof, UPVC double glazed windows, recessed spotlighting, laminate flooring and UPVC double glazed french doors to the rear garden.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Bedroom One

14'9" x 9'7" (4.50 x 2.94)

Generous double bedroom with two UPVC double glazed windows to the front, fitted wardrobes, a further storage cupboard, TV point and radiator.

## Bedroom Two

9'9" x 8'5" (2.99 x 2.57)

Double bedroom with a UPVC double glazed window to the rear and radiator.

## Bedroom Three

6'8" x 6'0" (2.05 x 1.84)

Having a UPVC double glazed window to the rear and radiator.

## Bathroom/WC

8'5" x 5'5" (2.57 x 1.66)

Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the side.

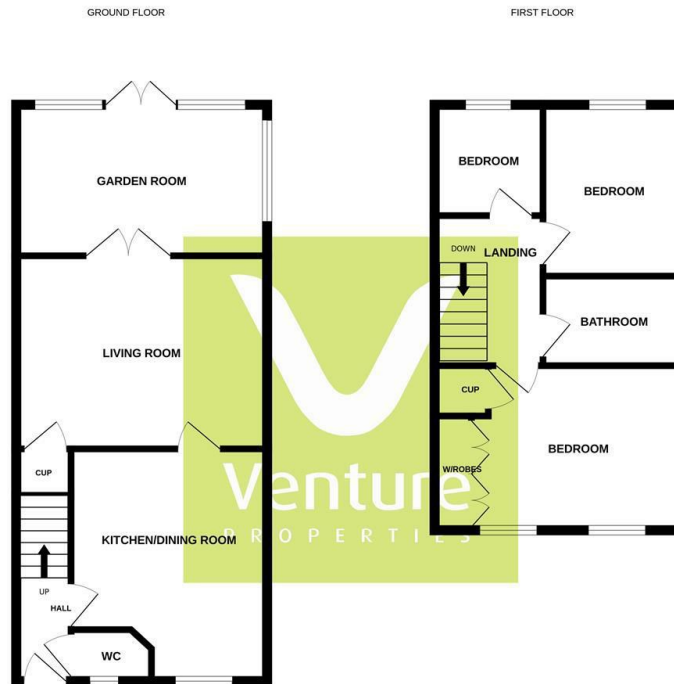
## EXTERNAL

Located at the entrance to the estate, the much larger than average plot has a double driveway leading to a double garage and a landscaped garden which extends out to the side of the driveway. To the rear and side of the house is a generous enclosed garden enjoying a good degree of privacy with a lawn, mature borders, a range of mature trees, a decked patio area and cold water tap.

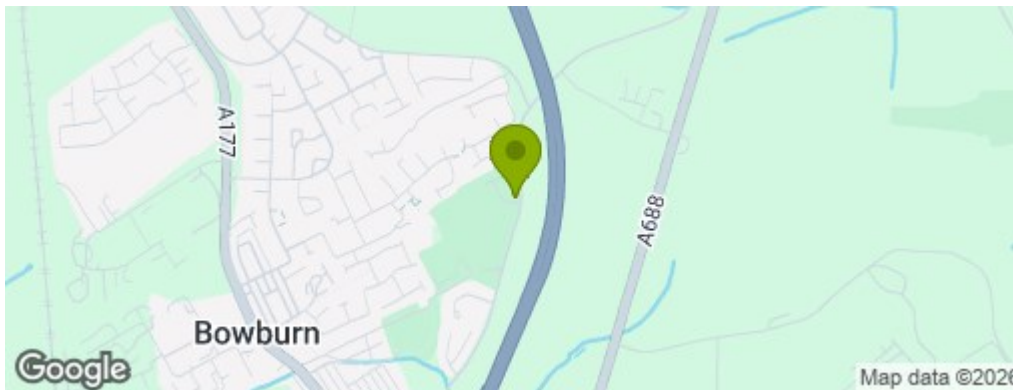
## Double Garage

17'5" x 17'0" (5.32 x 5.20)

Detached double garage with two up and over doors, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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. Made with floorplan 12025



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/covrage: Likely with Vodafone and O2. We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)  
 Energy Performance Certificate Grade B  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)