



**Beaumont Close**

Bowburn DH6 5QA

Offers In The Region Of £299,950



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PROPERTIES



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# Beaumont Close

Bowburn DH6 5QA



- Extended and much improved
- EPC RATING - C
- Two luxurious bathrooms

- Four well proportioned bedrooms
- Two impressive reception rooms
- UPVC double glazing replaced in 2023

- Superb high quality kitchen
- Remodelled utility room and WC
- Sought after estate

Venture Properties are delighted to offer for sale this impressive four bedroom detached property situated in a sought after location. Having been extended, much improved and in immaculate condition, it is perfect for family buyers.

This attractive home offers an impressive floor plan comprising of an entrance hall, extended living room to the rear with french doors the rear garden, dining room with bay window to the front, a superb kitchen with granite worktops and french doors, as well as a remodelled utility room and WC. To the first floor there are four well proportioned bedrooms, three having built in wardrobes, as well as an en-suite shower room to the master bedroom and a luxurious family bathroom. Externally there is a double driveway to the front and landscaped garden to the rear.

Beaumont Close is situated close to a range of local amenities which are available within Bowburn, including a recreation park, doctors surgery, library and primary school. It is ideally placed for commuting purposes having excellent access to Durham City which lies approximately 3 miles distant and to the A1(M) for commuting across the region.

Viewing comes highly recommended for full appreciation.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway entered via a composite door. Having a staircase leading to the first floor, wood laminate flooring and radiator.

### Living Room

21'6" x 14'7" (6.57 x 4.46)

This extended and beautifully presented reception room has a UPVC double glazed window to the rear, UPVC double glazed french doors opening in to the rear garden, alcove shelving and storage, coving, wood laminate flooring and radiator.

### Dining Room

13'0" x 8'10" (3.98 x 2.70)

Another well presented reception room with a UPVC double glazed bay window to the front, wood laminate flooring, coving and radiator.

### Kitchen

15'7" x 8'9" (4.76 x 2.68)

This superb kitchen has been remodelled and refitted with a comprehensive range of quality oak units having granite worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, as well as an integrated fridge and dishwasher. Further features include a pantry cupboard, radiator, recessed spotighting and UPVC double glazed french doors opening to the rear garden.

### Utility Room

9'3" x 7'9" min (2.84 x 2.37 min)

The current owners have created a very useful utility room to the rear of the garage, which is accessed from the hallway. Having a range of wall and floor units with contrasting worktops, plumbing for a washing machine, space for a tumble dryer, a fridge/freezer space, an extractor fan and radiator. Also housing the combi gas central heating boiler.

### WC

With WC, hand wash basin, tiled splashbacks, heated towel rail and extractor.

## FIRST FLOOR

### Landing

Having two storage cupboards and access to the loft via retractable ladders which is insulated and boarded for storage with lighting.

### Bedroom One

13'1" x 11'7" (4.00 x 3.55)

Generously proportioned master bedroom having three UPVC double glazed windows to the front, two built in double wardrobes, radiator and TV recess.

### Ensuite

6'8" x 4'7" (2.05 x 1.40)

Stylish ensuite shower room comprising of a cubicle with mains fed shower, hand wash basin and WC inset to a vanity unit. Having fully tiled walls and flooring, a heated towel rail, recessed spotighting, extractor fan and UPVC double glazed opaque window to the rear.

### Bedroom Two

10'0" x 8'7" (3.07 x 2.63)

Double bedroom having a UPVC double glazed window to the front, built in double wardrobe, an TV recess and radiator.

### Bedroom Three

9'3" x 8'9" (2.83 x 2.68)

Double bedroom with a UPVC double glazed window to the rear, built in double wardrobe and radiator.

### Bedroom Four

9'11" x 7'4" (3.04 x 2.25)

Well proportioned fourth bedroom with a UPVC double glazed window to the rear and radiator.

### Family Bathroom/WC

6'9" x 6'7" (2.06 x 2.03)

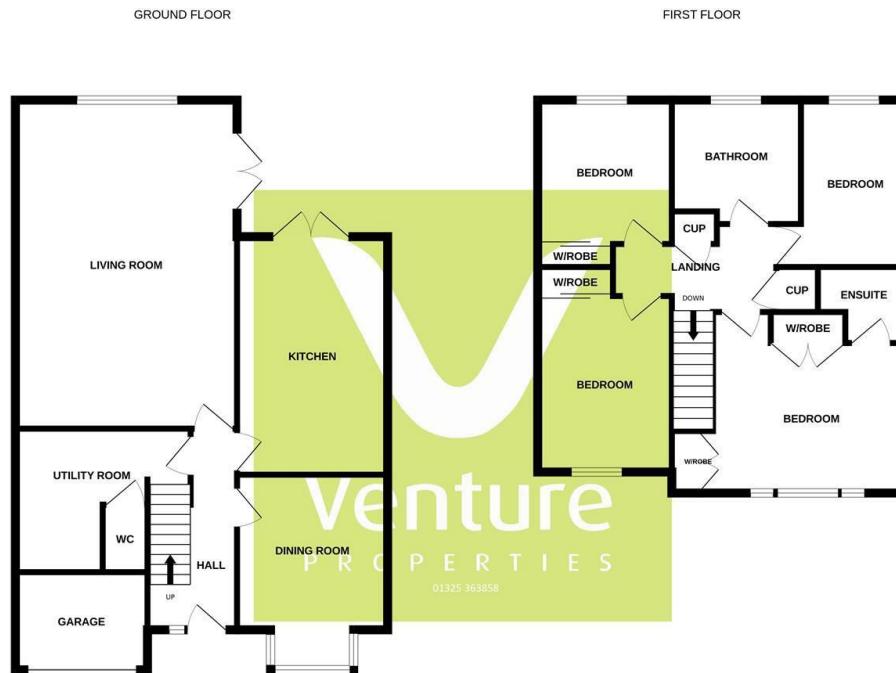
Luxurious family bathroom comprising of a panelled bath with electric shower over, a wash basin and WC inset to a vanity unit. Having a UPVC double glazed opaque window to the rear, fully tiled walls and flooring, recessed spotighting and heated towel rail.

## EXTERNAL

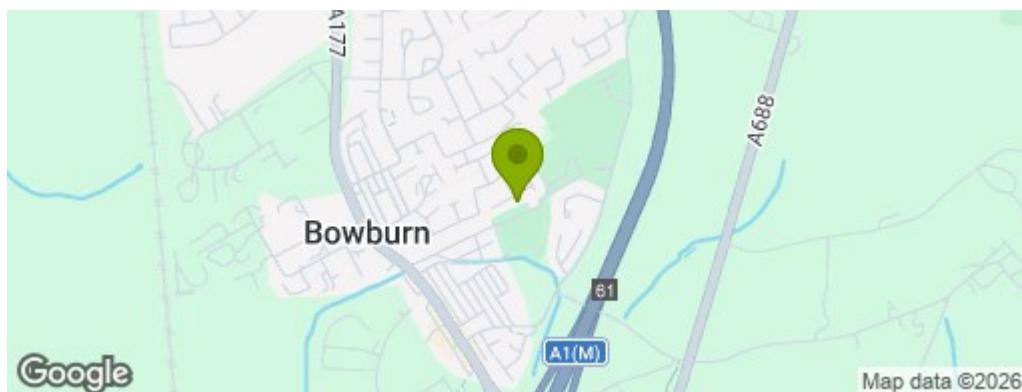
To the front of the property is a lawned garden and double driveway for off street parking, whilst to the rear is an enclosed, landscaped garden with lawn, well stocked borders and a patio area. The garden backs on to a children's park making it ideal for family buyers.

### Garage

The garage can be used for storage only having been utilised for the utility room and has an up and over door.



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. The floorplan is for guidance only and must not 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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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: D Annual price: £2.551 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 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

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