

Carlin Close, Bowburn, DH6 5FA
3 Bed - House - Semi-Detached
O.I.R.O £175,000

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Carlin Close
Bowburn, DH6 5FA







Stunning Semi-Detached Home ** Stylish Kitchen & Dining ** Enclosed Rear Garden ** Ample Parking ** Popular Location ** Cul-De-Sac Position **

Occupying a pleasant position within a peaceful cul-de-sac on the outskirts of the ever-popular village of Bowburn, this stunning three-bedroom semi-detached home offers an exceptional blend of contemporary style, comfort and practicality. Perfectly suited to first-time buyers, couples and growing families, the property enjoys excellent access to local amenities, major transport links and the historic city of Durham, just a short drive away.

Beautifully presented throughout, the home offers a thoughtfully designed layout ideal for modern family living and entertaining.

A welcoming entrance hallway provides access to a convenient ground floor cloakroom/WC. The impressive full-length living room enjoys an abundance of natural light, with French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

The stylish kitchen, breakfast and dining room forms the heart of the home, featuring an attractive range of contemporary fitted units, integrated appliances and a breakfast bar. With ample space for a dining table, this versatile room is perfectly suited to relaxed family dining and entertaining guests.

To the first floor are three generously proportioned bedrooms, offering flexible accommodation for family living, guests or home working. A well-appointed family bathroom, complete with a bath and overhead shower, completes the accommodation.

Externally, the property continues to impress with ample off-street parking and a delightful enclosed rear garden. Featuring a patio area ideal for alfresco dining and summer entertaining, the garden provides a lovely setting in which to relax and unwind.

A superb opportunity to acquire a stylish and spacious home in a highly convenient village location. Early viewing is strongly recommended.


LOVE
HOME





















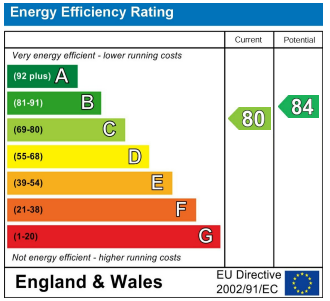
Agents Notes

Council Tax: Durham County Council, Band B - Approx £2039 p.a
Tenure: Freehold
Estate Management Charge – Not as far as we are aware
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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

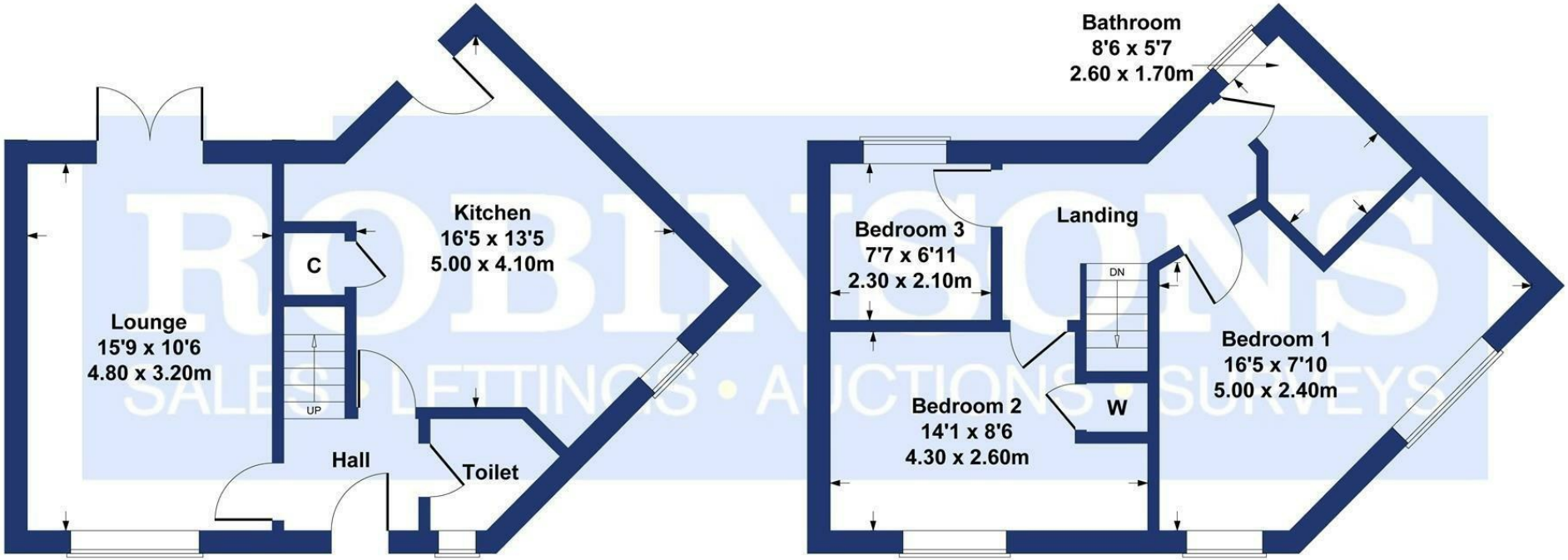
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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.
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 estate 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. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR **FIRST 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. 2026

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.



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