



4 bed detached house to buy in

Bell Avenue, Bowburn, Durham, Durham,
DH6 5PJ

£257,000

 x4  x2  x1

Tenure

Freehold

Property features

- ✓ Four Bedroom Detached
- ✓ Master Bedroom with Ensuite
- ✓ Open Plan Kitchen Dining Area
- ✓ South East Facing Garden
- ✓ French Doors to Large Rear

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents are pleased to present this four bedroom detached property situated on Bell Avenue, Bowburn, Durham. Offering spacious family accommodation with two bathrooms, a ground floor WC, driveway, garage, and gardens to the front and rear, the property is well positioned for access to local amenities and transport links.

The accommodation comprises an entrance hallway, lounge, kitchen/diner, utility room and WC to the ground floor. To the first floor there are four bedrooms, including bedroom one with en-suite facilities, together with a family bathroom. Externally, the property benefits from a front lawned garden, driveway leading to the entrance and garage, gated side access, and an enclosed rear South East facing garden with paved patio and large lawn.

Bell Avenue is located within the popular residential area of Bowburn, approximately four miles south of Durham City Centre. Bowburn offers a range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure amenities. The property is well placed for commuting, with excellent road links via the nearby A1(M), providing access to Durham, Sunderland, Newcastle upon Tyne and Teesside. Durham railway station offers further regional and national rail connections, while regular bus services operate within the area.

Council Tax Band: D

Tenure: Freehold

Price: £257,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2016

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Vestibule

Composite part glazed entrance door, stairs to the first floor, GCH radiator and LVT flooring.

Lounge

3.33m x 4.82m (10'11" x 15'9")

Double glazed front aspect, GCH radiator, electric fire, LVT flooring and media wall.



Kitchen/Diner

3.13m x 5.60m (10'3" x 18'4")

Double glazed rear aspect with French doors leading to the garden. Fitted with wall and base units, roll top work surfaces, 1.5 stainless steel sink with mixer tap, tiled splashbacks, integrated dishwasher, electric oven, four ring gas hob and extractor. Includes built in storage, GCH radiator, tiled flooring and door to the utility room.



Utility Room

2.14m x 1.81m (7'0" x 5'11")

UPVC part glazed door to the garden. Base units, plumbing for washing machine, space for fridge freezer, combi boiler, GCH radiator, tiled flooring and door to WC.



WC

0.88m x 1.60m (2'10" x 5'2")

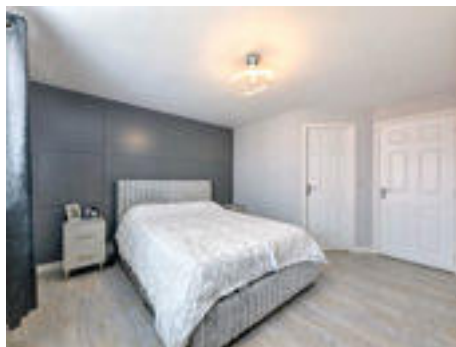
Double glazed rear aspect. Comprising WC and wall mounted wash hand basin. Includes tiled flooring, GCH radiator and tiled splashback. Accessed via the utility room.



Bedroom One

4.33m x 4.01m (14'2" x 13'1")

Double glazed front aspect, GCH radiator, built in wardrobe, LVT flooring and door to en-suite.



Ensuite

1.60m x 2.10m (5'2" x 6'10")

Double glazed side aspect. Fitted with WC, wash hand basin with vanity unit, enclosed cistern and shower cubicle. Includes GCH radiator, extractor, recessed lighting, LVT flooring, tiled walls and built in mirror.



Bedroom Two

2.86m x 3.74m (9'4" x 12'3")

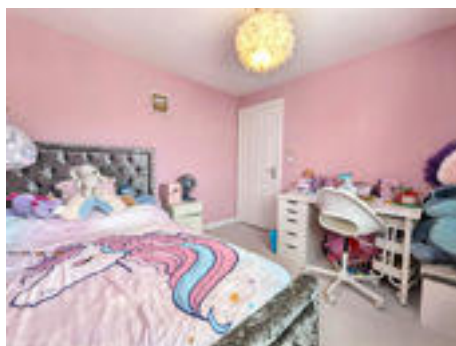
Double glazed front aspect, GCH radiator and carpet flooring.



Bedroom Three

2.93m x 2.87m (9'7" x 9'4")

Double glazed rear aspect, GCH radiator and carpet flooring.



Bedroom Four

2.93m x 2.21m (9'7" x 7'3")

Double glazed rear aspect, GCH radiator and carpet flooring.



Family Bathroom

2.08m x 1.92m (6'9" x 6'3")

Double glazed rear aspect. White suite comprising WC, pedestal wash hand basin and bath. Includes LVT flooring, part tiled walls, extractor and chrome towel radiator.



Externally

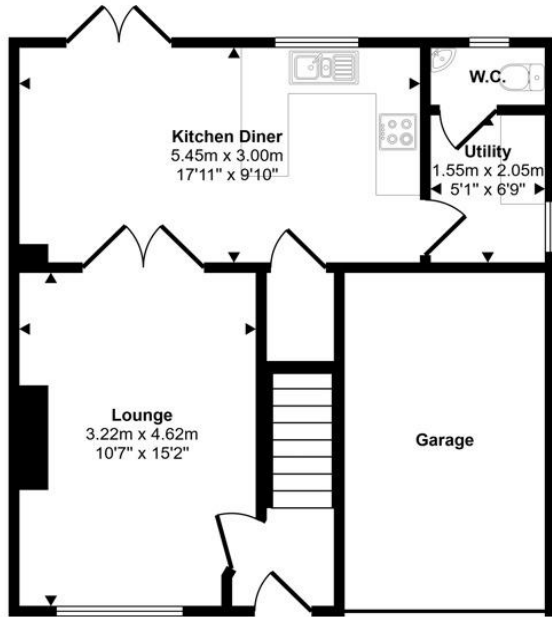
To the front: Lawned garden with pathway and driveway leading to the entrance. Garage, gated side access to the rear garden and external lighting. To the rear: Garden with paved patio, large lawn, gated side access, external water source and external lighting.



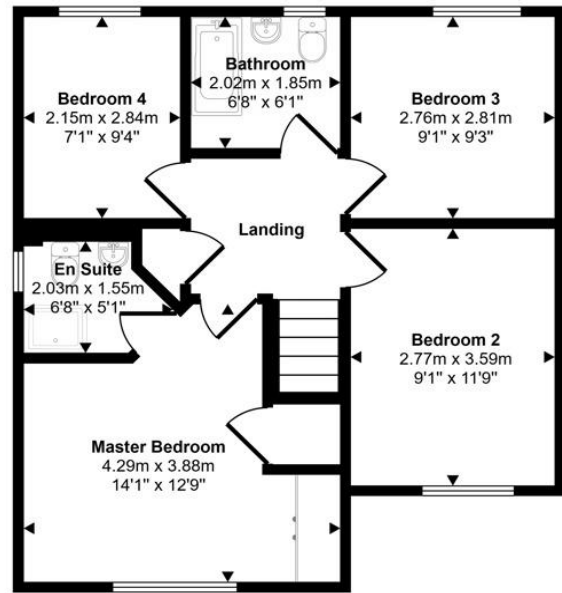
Garage

Single garage with up and over door, power and lighting.

Approx Gross Internal Area
109 sq m / 1175 sq ft



Ground Floor
Approx 56 sq m / 602 sq ft



First Floor
Approx 53 sq m / 573 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bell Avenue, Bowburn, Durham, Durham, DH6 5PJ

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

