



Bell Avenue, Bowburn, DH6 5PE
4 Bed - House - Detached
O.I.R.O £240,000

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Bell Avenue Bowburn, DH6 5PE

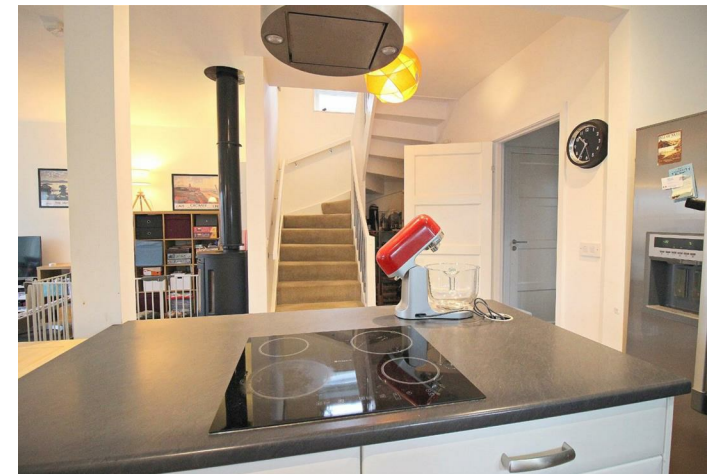
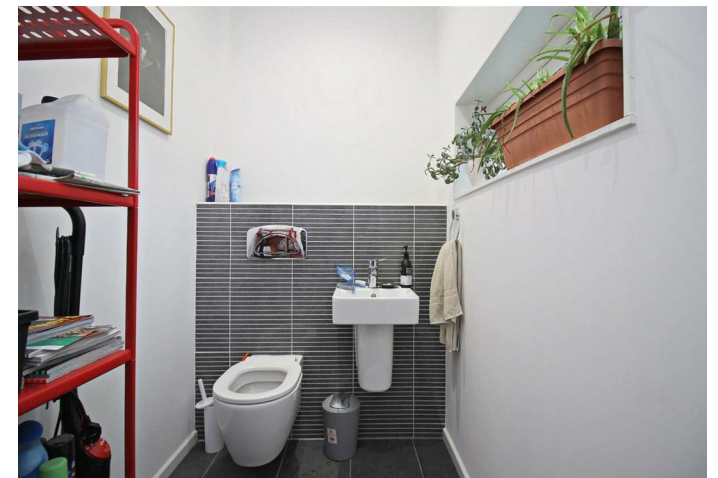
**** Lovely Eco-Friendly Home ** Popular Location ** Outskirts of Durham ** Good Road Links ** Gardens, Parking & Garage ** Spacious Floor Plan ** Must be Viewed ****

Briefly comprising: entrance hall, cloak/WC, stunning open plan lounge/dining room/kitchen, utility area. To the first floor there are four bedrooms, master en-suite shower room/wc and family bathroom/wc. Externally there is a spacious enclosed garden to the rear with sunny aspect and garden to the front. There is also a double driveway and garage which has power and light.

Offering solar panels, under floor heating, triple glazing, air source heat pump providing heating and hot water and heat recovery ventilation making this property eco friendly and creating affordable utility bills. EPC Rating A

Bowburn is a village in County Durham, England. It is situated about 3 miles (4.8 km) to the south-east of Durham, on the A177, between Coxhoe to the south-east, and High Shincliffe to the north-west. The A177 provides commuter access to Durham City and is well serviced by public transport, the nearby A1(M) provides additional links to Chester-le-Street, Darlington and further throughout the region.

Local amenities include shops, take away restaurants, a library, a surgery and schools including Bowburn Infant and Nursery alongside Bowburn Primary.













GROUND FLOOR

Hallway

Access to:

Cloak/WC

Fitted with an attractive white suite comprising of WC, floating hand wash basin, part tiling to walls, tiled floor.

Open Plan Living, Dining & Kitchen

21'3" x 24'4" (6.50m x 7.44m)

Living Area

A fantastic family space with picture style windows overlooking the rear garden, feature flooring, telephone and television points, log burner and stairs to first floor.

Kitchen

Fitted with a modern range of white wall and base units with complementing work surfaces and under unit lighting, 1 1/2 sink drainer unit with mixer tap, built in oven and hob with extractor hood over, breakfast bar, ceiling down lights, feature flooring, integral dishwasher, american style fridge freezer, side window.

Dining Area

Space for dining table and chairs, feature flooring, doors opening to the rear garden and patio area. The white dining table and chairs are available by negotiation.

Utility Area

7'1" x 5'10" (2.18m x 1.80m)

FIRST FLOOR

Landing

Bedroom

10'5" x 12'2" (3.18m x 3.71m)

En-Suite

9'10" x 4'0" (3.00m x 1.24m)

With under floor heating, chrome heated towel radiator, shower cubicle, wc, wash basin, tiling to splash backs, ceiling down lights, window.

Bedroom

11'6" x 11'3" (3.51m x 3.43m)

Bedroom

10'7" x 9'10" (3.25m x 3.00m)

Bedroom

10'2" x 8'0" (3.10m x 2.46m)

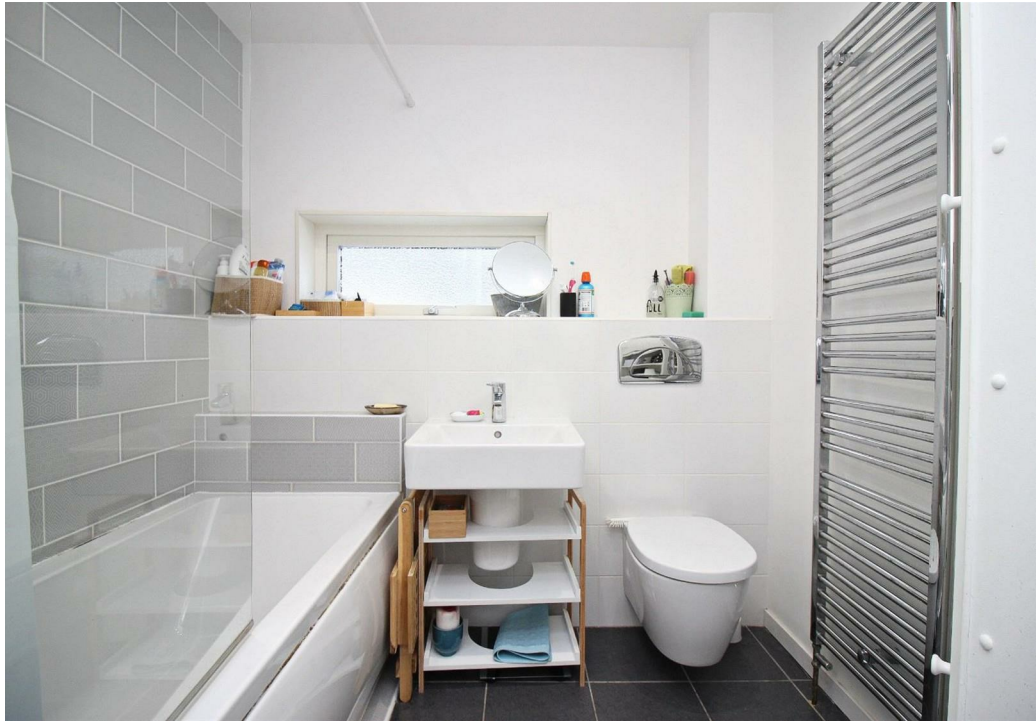
Bathroom

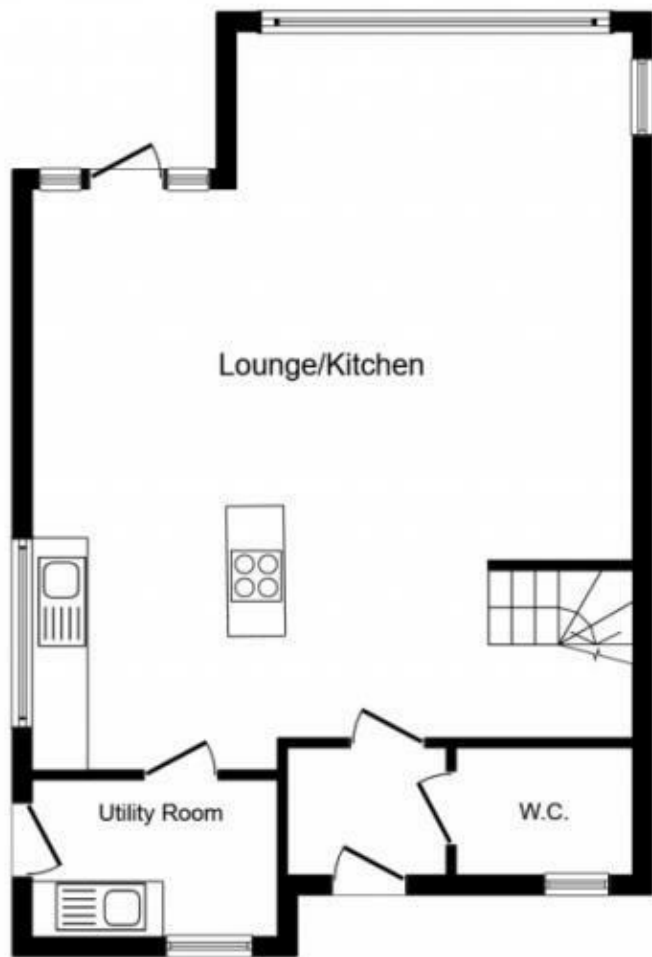
7'3" x 7'1" (2.21m x 2.18m)

A sumptuous suite comprising: floating hand wash basin, concealed wc, panelled bath with shower over, ceiling down lights, part tiled walls, window.

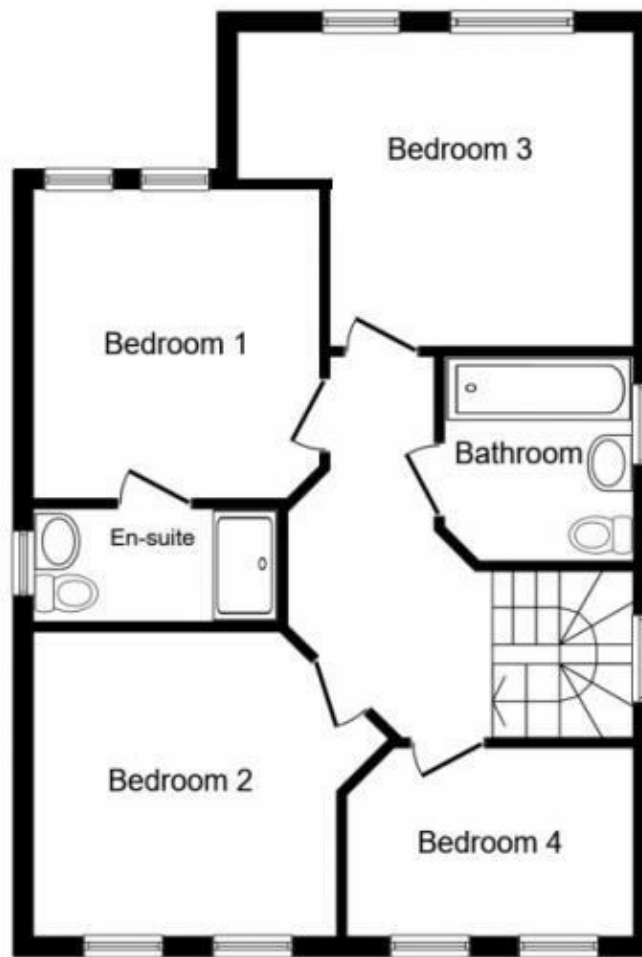
Tenure - Freehold

Council Tax Band D - Approx. £2138 PA

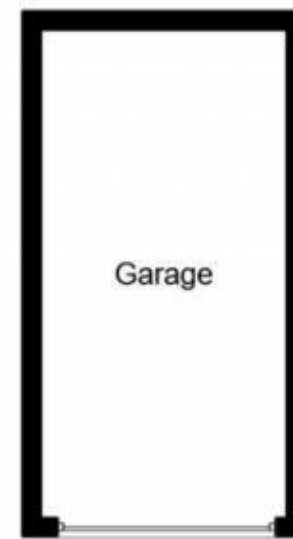




Ground Floor



First Floor



Garage

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 92 | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

