



**Bell Avenue, Bowburn, DH6 5PE**  
**4 Bed - House - Detached**  
**Offers In The Region Of £195,000**

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**\*\* Must Be Viewed \*\* Superb Family Detached Home \*\* Very Popular Location Close to Durham and A1(M) Motorway \*\* Spacious Floor Plan \*\* Modern Build Home \*\* Generous Plot \*\* Gardens, Parking & Garage \*\* Pleasantly Situated \*\* Double Glazing & GCH \*\* Competitive Price \*\***

**Bathroom****Tenure - Freehold****Council Tax Band - D**

Annual Cost - £1899.39

The ground floor comprises: inviting hallway, lounge, kitchen and dining room with french doors opening to the rear garden, useful utility room, wc. The first floor has four bedrooms, en-suite shower room and family bathroom/wc. Outside the property occupies a pleasant and generous plot with front and rear gardens. The front has spacious driveway for two cars which leads to the single garage. The rear garden is a good size, enclosed with extended patio area.

There are a range of local shops and amenities available within Bowburn as well as nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. The road to Durham City passes the University and several colleges. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.

**Ground Floor****Entrance****Living Room**

15'9 x 11'2 (4.80m x 3.40m)

**Kitchen/ Dining Room**

18'6 x 10'3 (5.64m x 3.12m)

**Utility Room**

7'1 x 5'3 (2.16m x 1.60m)

**WC****First Floor****Landing****Bedroom 1**

14'4 x 13'1 (4.37m x 3.99m)

**En-Suite****Bedroom 2**

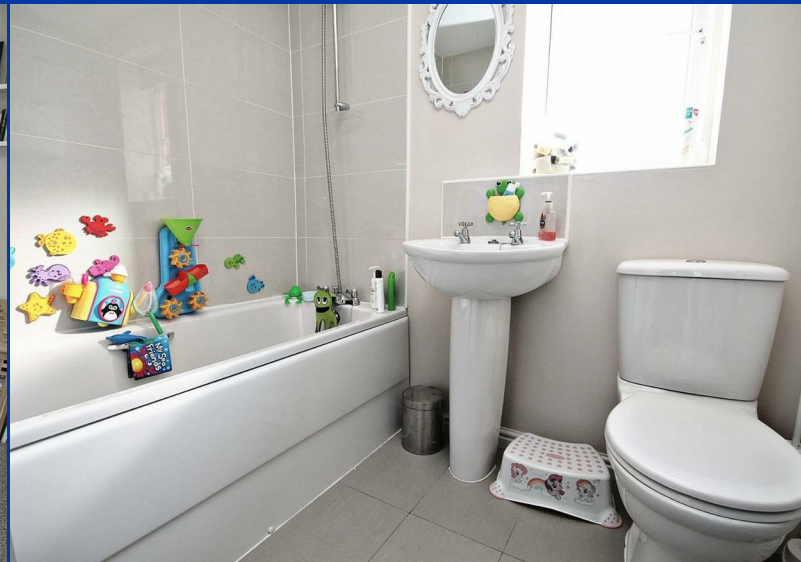
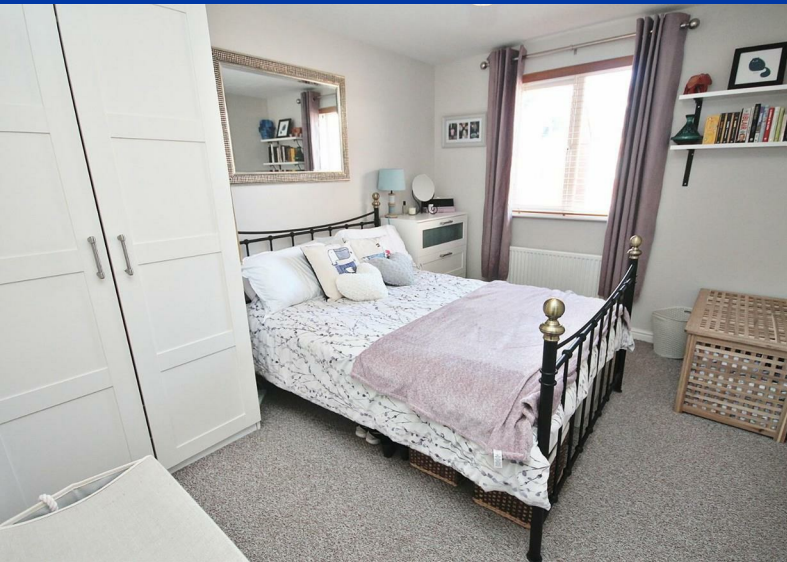
12'3 x 9'4 (3.73m x 2.84m)

**Bedroom 3**

9'7 x 9'4 (2.92m x 2.84m)

**Bedroom 4**

9'7 x 7'3 (2.92m x 2.21m)



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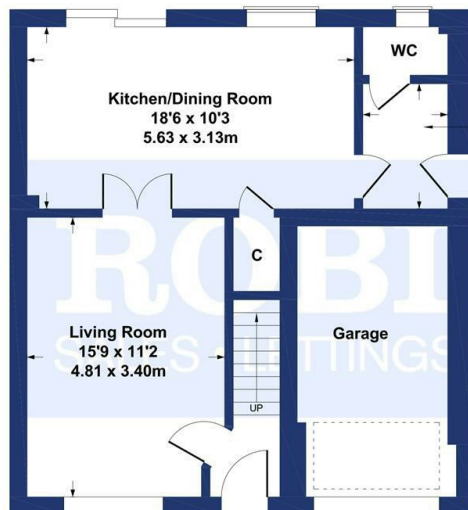
Lettings and Management

Strategic Marketing Plan

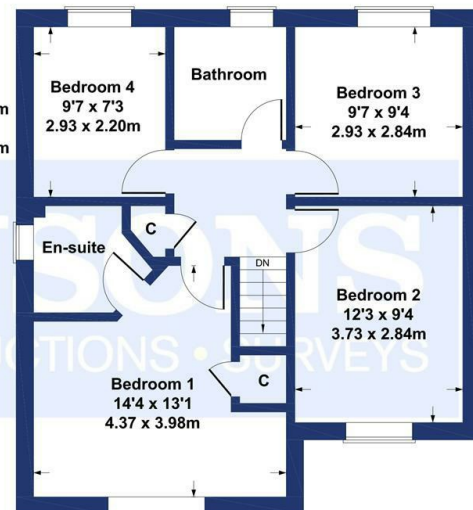
Dedicated Property Manager

## Bell Avenue

Approximate Gross Internal Area  
1083 sq ft - 101 sq m



GROUND FLOOR

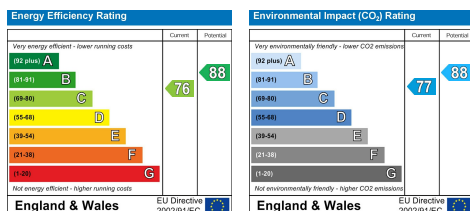


FIRST FLOOR

### 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. 2019



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