



Runcie Road, Bowburn, DH6 5EY  
4 Bed - House - Detached  
£210,000

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## Runcie Road Bowburn, DH6 5EY

Stunning Detached Family Home \*\* Upgraded & Improved Throughout \*\* Lovely Open Plan Kitchen Diner & Breakfast Room \*\* Good Size Enclosed Rear Garden \*\* Double Glazing & GCH Via Combi \*\* Ample Parking & Garage \*\* Popular Location \*\* Close to Durham & Major Road Links \*\* Early Viewing Essential \*\*

The spacious floor plan briefly comprises: entrance hallway, cloak/wc, comfortable lounge, open plan kitchen diner & breakfast room with patio doors opening to the rear garden and personal door to the garage. The first floor has four bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant position on the outskirts of the estate with front and rear gardens. The front provides parking for two cars and leads to the single garage. The rear garden is of a generous size with lawned and pleasant patio areas.

Runcie Road forms part of a pleasant, popular & modern residential development, situated on the outskirts of Bowburn where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. 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 both North and South.



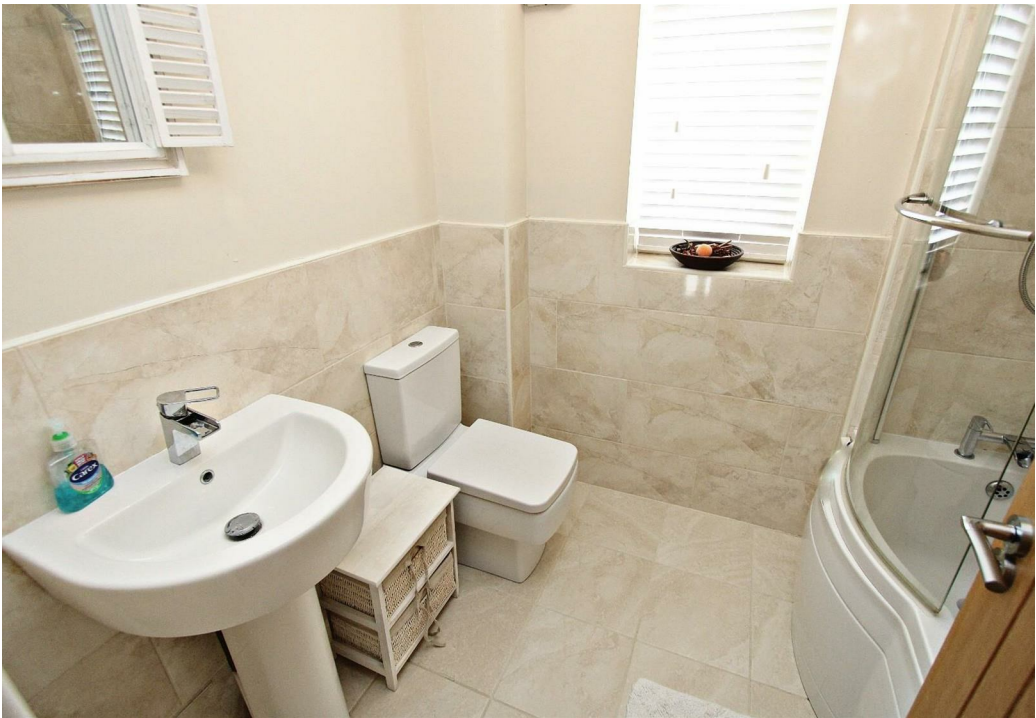
















**Entrance Hallway**

**WC**

**Lounge**

13'9" x 13'1" (4.2 x 4)

**Kitchen Diner & Breakfast Room**

28'6" x 7'10" (8.7 x 2.4)

**Garage**

**First Floor**

**Bedroom**

11'9" x 9'10" (3.6 x 3)

**En-Suite Shower Room/WC**

6'10" x 6'2" (2.1 x 1.9)

**Bedroom**

11'5" x 8'2" (3.5 x 2.5)

**Bedroom**

8'10" x 8'10" (2.7 x 2.7)

**Bedroom**

8'10" x 8'2" (2.7 x 2.5)

**Bathroom/WC**

**Tenure - Freehold**

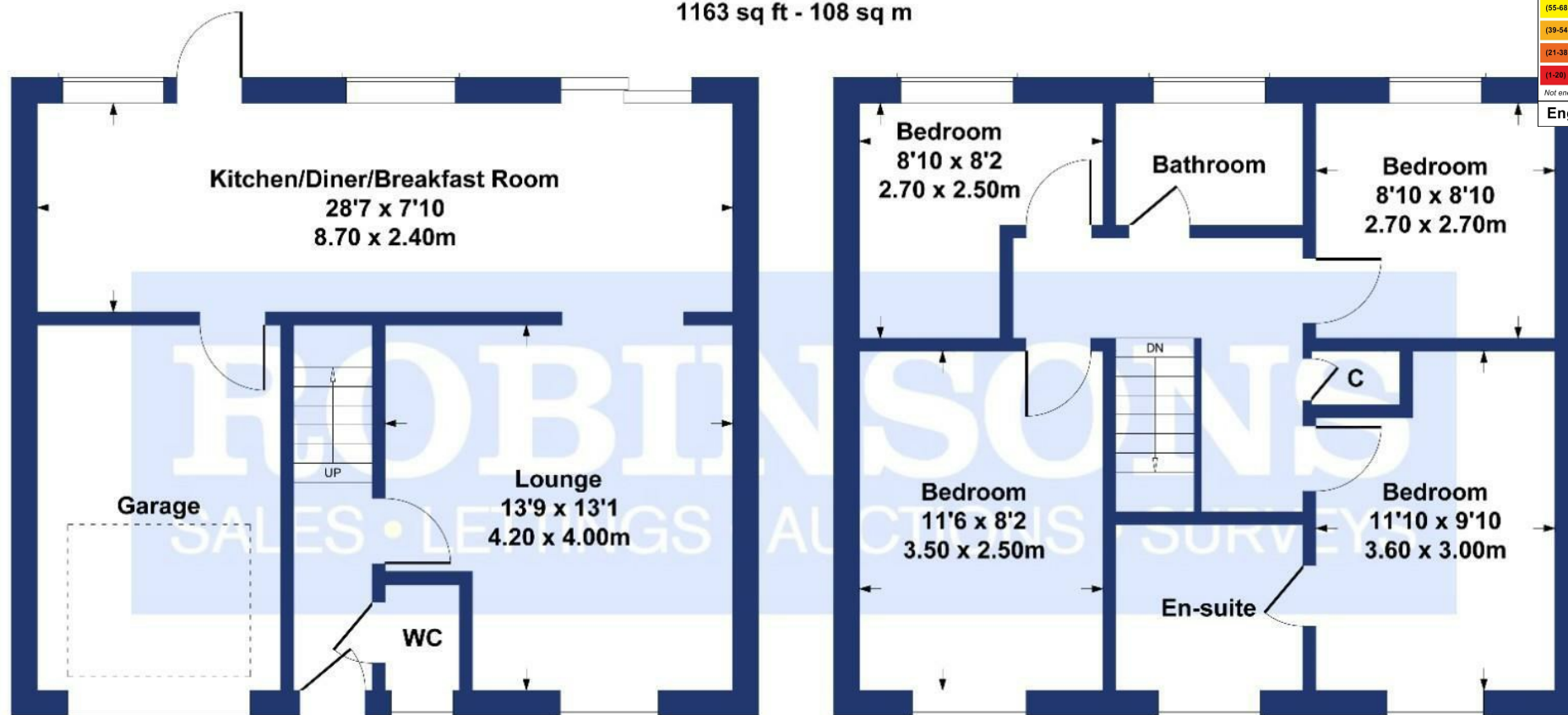
**Council Tax Band D - Approx. £2138 PA**



# Runcie Road

Approximate Gross Internal Area  
1163 sq ft - 108 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C	69	
(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		



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. 2021

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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