



Bell Avenue, Bowburn, DH6 5PE
4 Bed - House - Detached
Offers In The Region Of £205,000

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Bell Avenue Bowburn, DH6 5PE

* FANTASTIC PLOT * EXTRA LARGE DRIVEWAY AND PARKING * BEAUTIFULLY PRESENTED THROUGHOUT * STUNNING LANDSCAPED REAR GARDEN * EN-SUITE, DOWNSTAIRS WC AND UTILITY ROOM * MUST BE VIEWED * GREAT OUTLOOK *

A fantastic opportunity to purchase this superbly well positioned and beautifully presented, four bedroom detached family home. Sitting on a larger than average plot with lovely outlook across open greenery, this property should prove to be the ideal home for a wide variety of potential purchasers.

The ground floor comprises: inviting hallway, lounge, kitchen and dining room with french doors opening to the sunny rear garden, useful utility room, downstairs 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 which leads to the single garage. The rear garden is a good size, landscaped with Indian Sandstone and is very well presented.

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

Hallway

Living Room

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

Dining Kitchen

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

Utility Room

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

Downstairs WC

FIRST FLOOR

Landing

Bedroom One

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

En-Suite

Bedroom Two

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

Bedroom Three

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

Bedroom Four

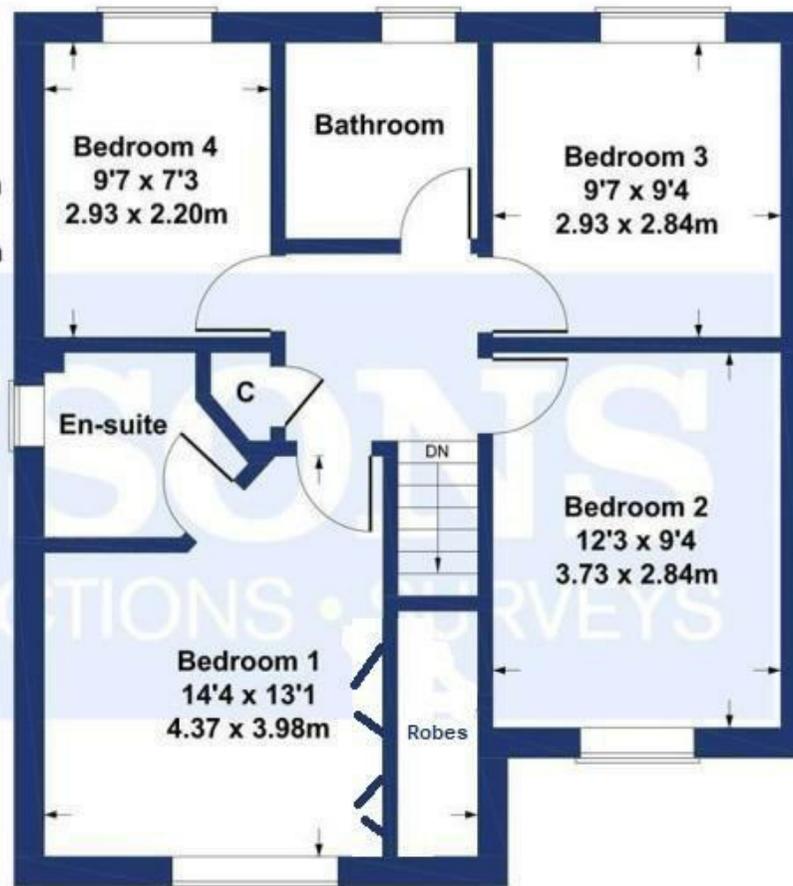
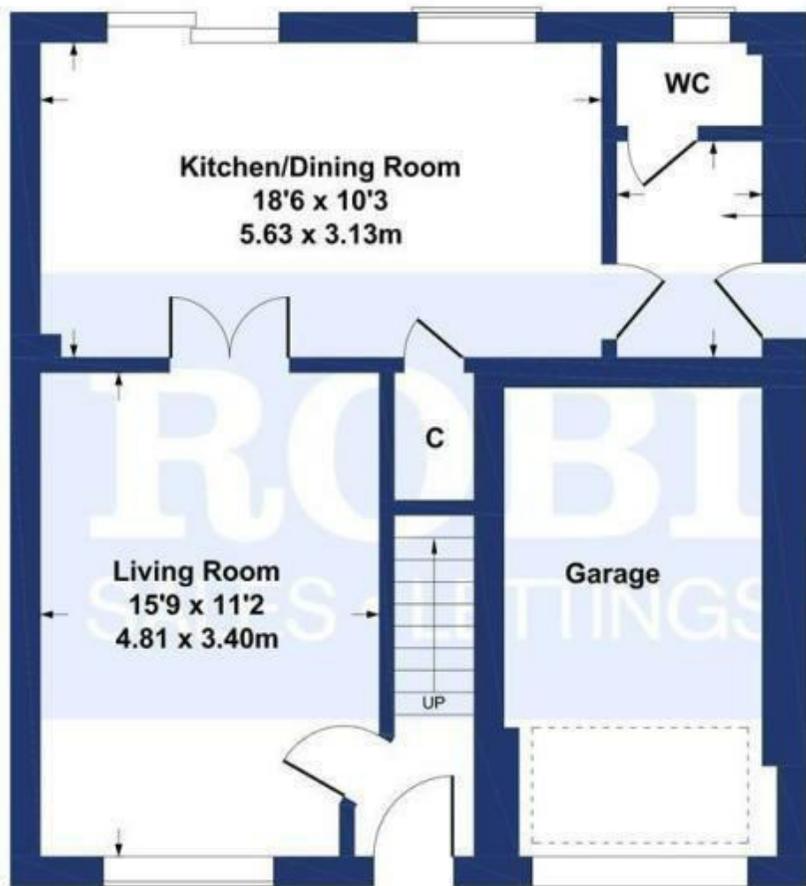
9'7 x 7'3 (2.92m x 2.21m)

Bathroom



Bell Avenue

Approximate Gross Internal Area
1083 sq ft - 101 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

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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