



Bell Avenue, Bowburn, DH6 5PE
4 Bed - House - Detached
Offers In The Region Of £235,000

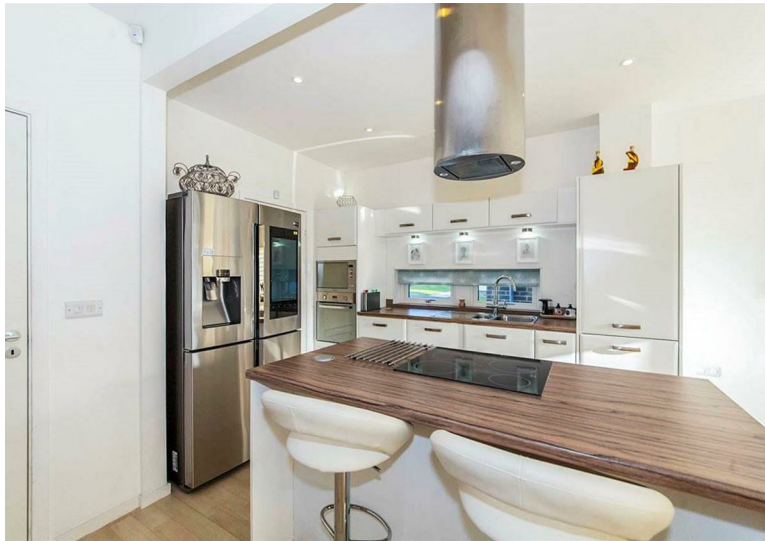
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Lovely Echo Friendly Home ** Popular Location ** Outskirts of Durham ** Good Road Links ** Gardens, Parking & Garage ** Spacious Floor Plan ** Must be Viewed **

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 with driveway and garage which has power and light.

Offering solar panels, under floor heating with temperature control for each room, triple glazing, air source heat pump providing heating and hot water and electric heating through out making this property eco friendly and creating affordable utility bills. EPC Rating B.

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.



Entrance Hallway**Cloak/WC****Open Plan Living Dining & Kitchen**

21'4 x 24'5 (6.50m x 7.44m)

Utility Area

7'2 x 5'11 (2.18m x 1.80m)

First Floor**Bedroom**

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

En-Suite

9'10 x 4'1 (3.00m x 1.24m)

Bedroom

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

Bedroom

10'8 x 9'10 (3.25m x 3.00m)

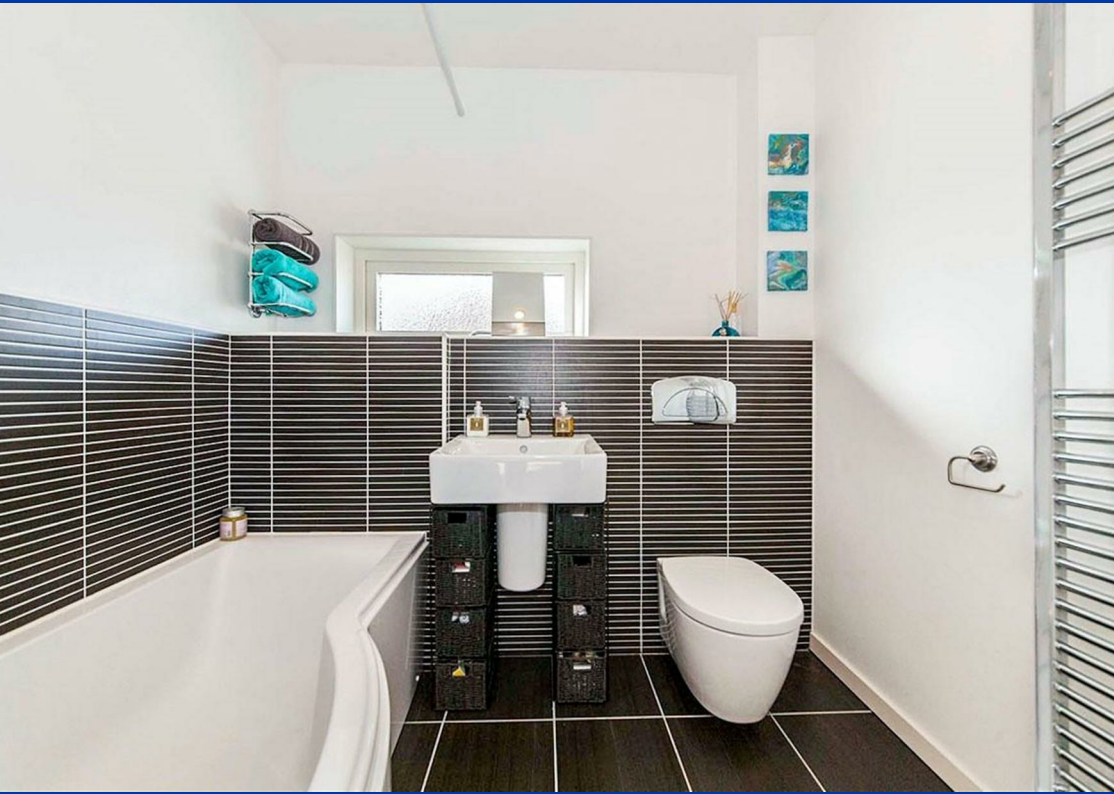
Bedroom

10'2 x 8'1 (3.10m x 2.46m)

Bathroom/WC

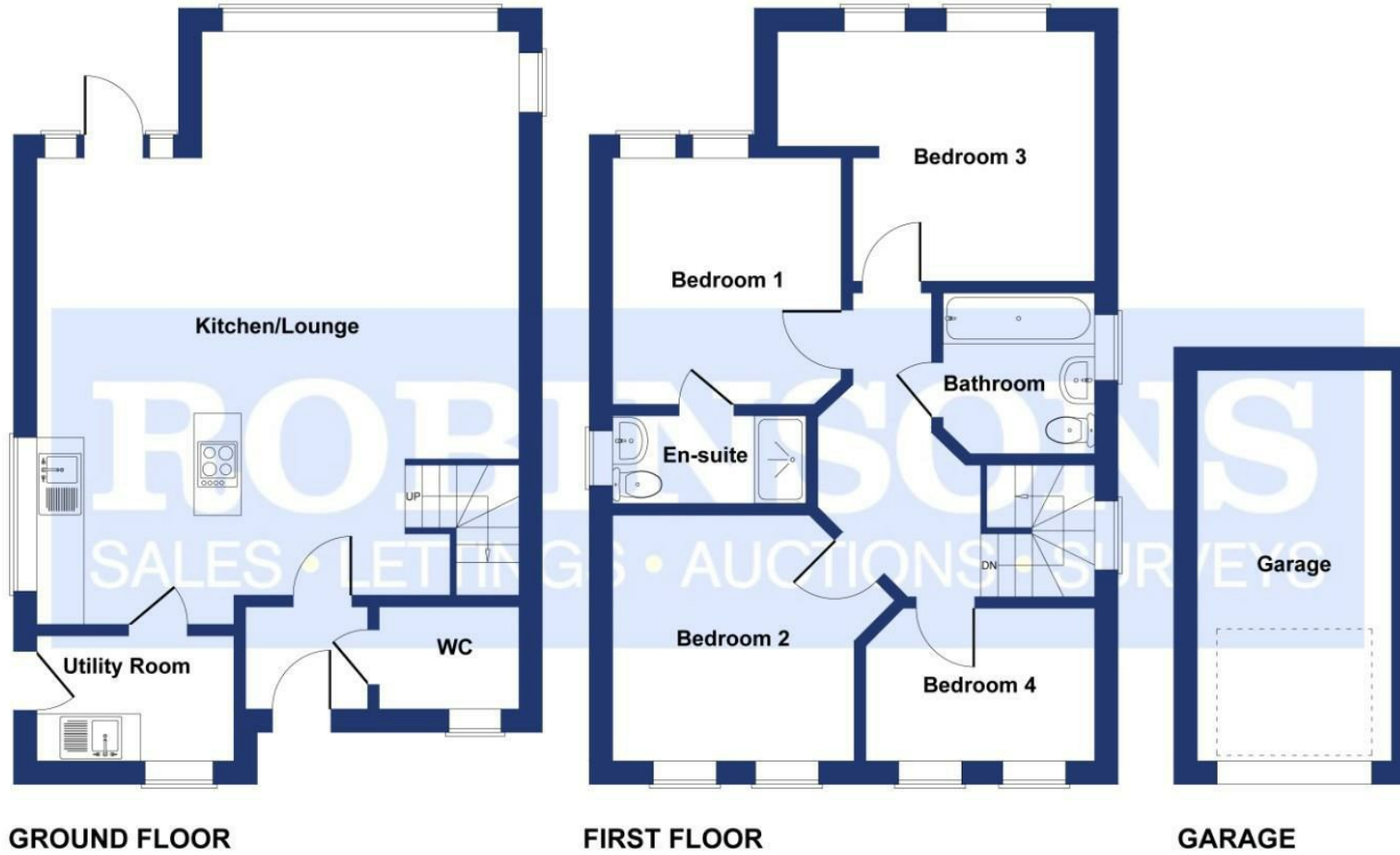
7'3 x 7'2 (2.21m x 2.18m)

Tenure - Freehold





Bell Avenue



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	91
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.