



country properties  
village properties  
town homes  
barn conversions  
building plots

Charlton Court  
Ambercroft, Bowburn, DH6 5FB

**Price £200,000**

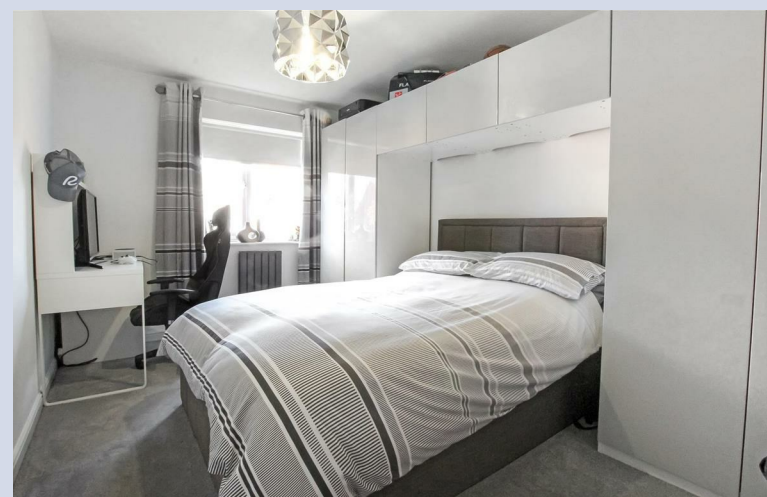
**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



MINUTES DRIVE FROM DURHAM CITY A superb opportunity to purchase this impressive FOUR bedroomed DETACHED home, situated within this small exclusive development, this lovely family home offers a welcoming hallway, spacious lounge with solid oak wood flooring, the contemporary kitchen/diner is certainly the hub of the house and is fitted with a range of high gloss units and integrated appliances oven, hob, fridge/freezer, dishwasher, and washer/dryer, and concealed boiler replaced in 2021, also having double French doors bringing the outside in and allowing ample natural lighting, also having cloakroom/WC, and bedroom4/family room/study perfect for anyone working from home.

To the first floor is a landing area three double bedrooms, two having fitted contemporary wardrobes, the master benefits from refitted en-suite shower room/WC.

Externally occupying a good sized plot, the front garden being open plan, with driveway allowing off road parking together with side gated access. The large SOUTH EAST facing mature, established rear garden is perfect for all the family to enjoy the summer sunshine, being mainly laid to lawn with attractive stone patio and further decking area. Internal viewing will impress the discerning buyer. The A1M is minutes drive bringing the major centres within easy access.







### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, boiler replaced 2021, mains electric, water and drainage.

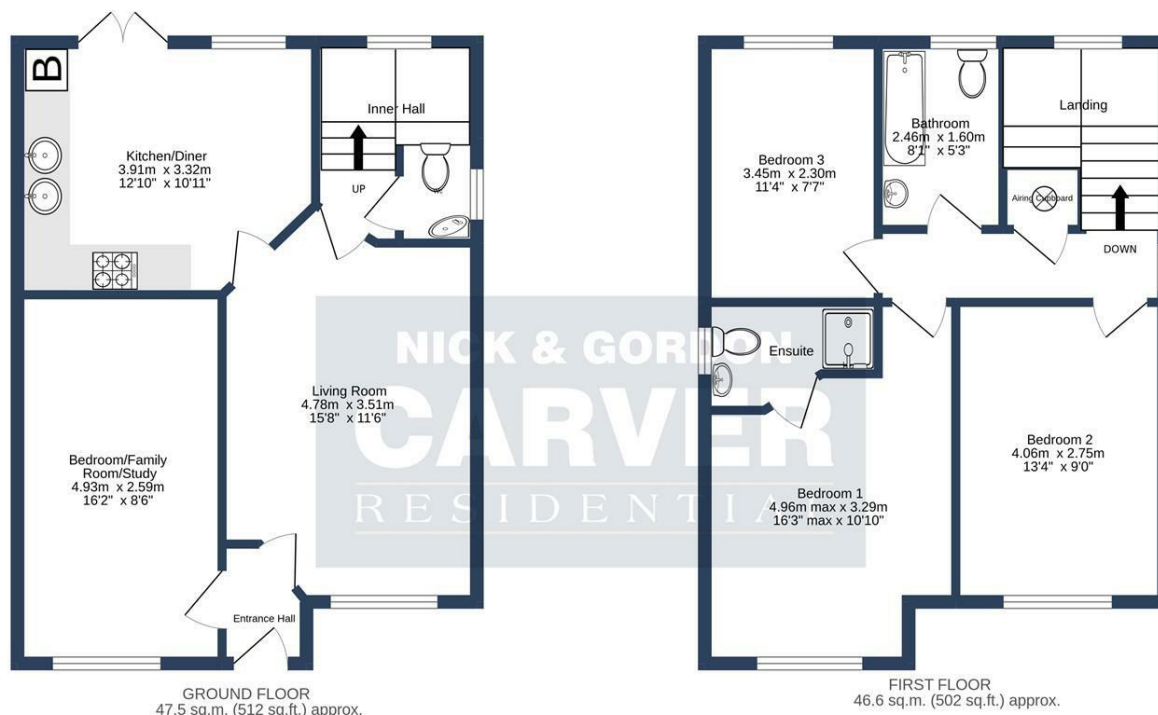
PVC Double glazing

Local Authority: Durham County Council (Tax Banding C)

### AGENT'S NOTE (disclaimer2)

Please note that one of our employees is related/connected to the vendor of this property.





11 CHARLTON COURT, BOWBURN, DH6 5FB.

TOTAL FLOOR AREA: 94.2 sq.m. (1014 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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