





This stunning detached house offers a perfect blend of modern living and comfort. Situated on the highly regarded "Clarence Gate" development to the outskirts of Bowburn, it is conveniently located just a stone's throw from the A1M, providing excellent transport links for both work and leisure. Upon entering, you will be greeted by a beautifully presented interior that has been thoughtfully enhanced since its original build. The spacious living room provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The ground floor also features a convenient WC, adding to the practicality of the home. The heart of this property is undoubtedly the fabulous open-plan kitchen, dining, and sitting room. This area is equipped with a host of integrated appliances, making it a joy for any home cook. The design allows for seamless interaction between spaces, perfect for family gatherings or social occasions. The first floor boasts three well-proportioned bedrooms, including a principal bedroom complete with built-in wardrobes and an en-suite shower room. The additional two bedrooms are also generously sized, ensuring ample space for family or guests. A family bathroom with WC serves the other bedrooms, providing convenience for all. Outside, the professionally landscaped West facing enclosed rear garden offers a private retreat, ideal for outdoor entertaining or simply enjoying the fresh air. The property also benefits from a double-width driveway and an integral single garage, providing ample parking and storage solutions. This exceptional home is perfect for families or professionals seeking a stylish and comfortable living space in a prime location. Do not miss the opportunity to make this beautiful property your own.







- Beautifully presented detached family home originally constructed by Bellway Homes
- Ground floor WC
- Built-in wardrobes to the principal bedroom with en-suite shower room/WC
- Integral single garage
- Lovely position on the edge of the development and not overlooked to the front
- Significantly enhanced since it's original build
- Fabulous open plan fitted kitchen/dining room with a host of integrated appliances and French doors opening to the rear garden
- Double width driveway
- Professionally landscaped low maintenance enclosed West facing rear gardens
- Great location within a few minutes drive of the A1M

**Agents Notes**  
 Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D  
 Local Authority:- Durham County Council

Remaining balance of builders NHBC Warranty

We understand that there is a Green Levy charge payable at £111 per annum - further details from the Agents

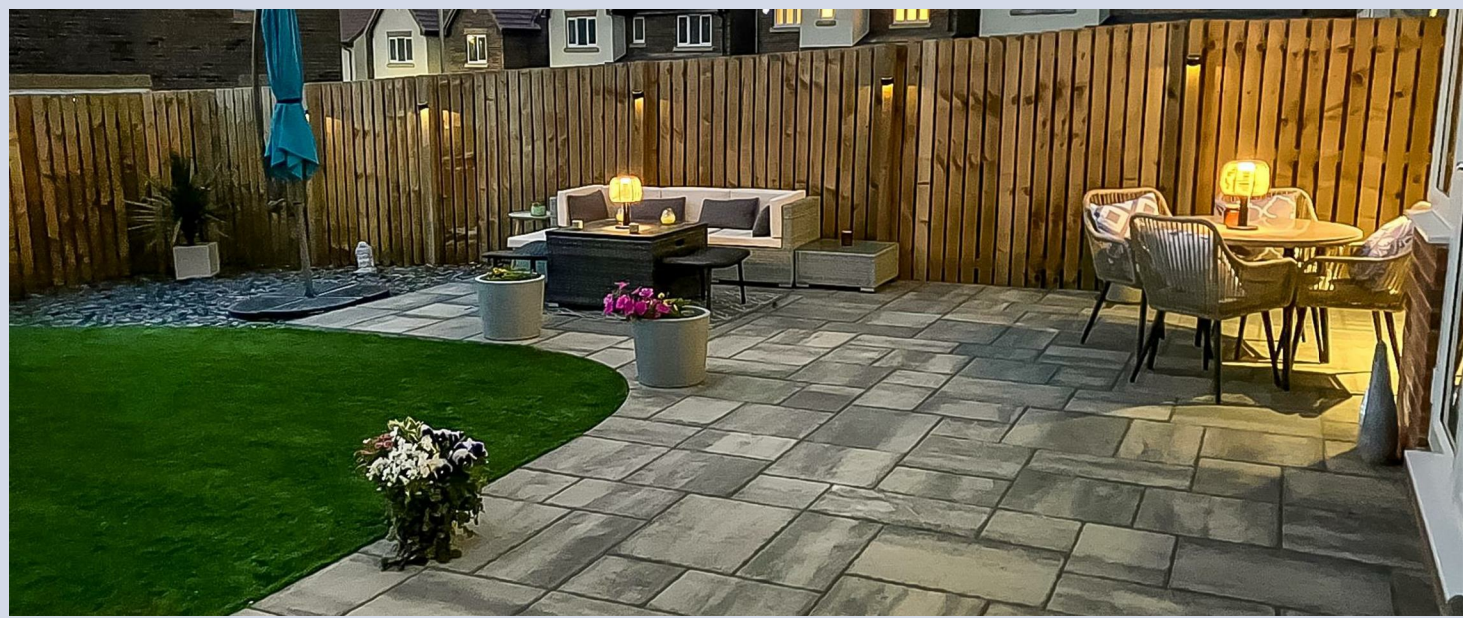
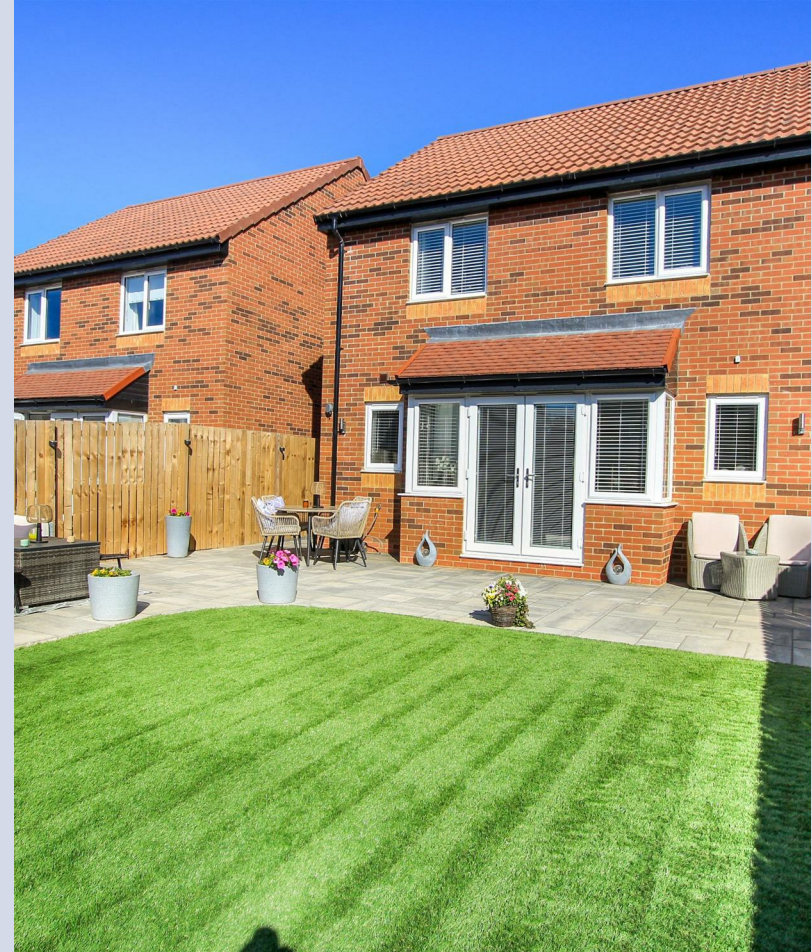








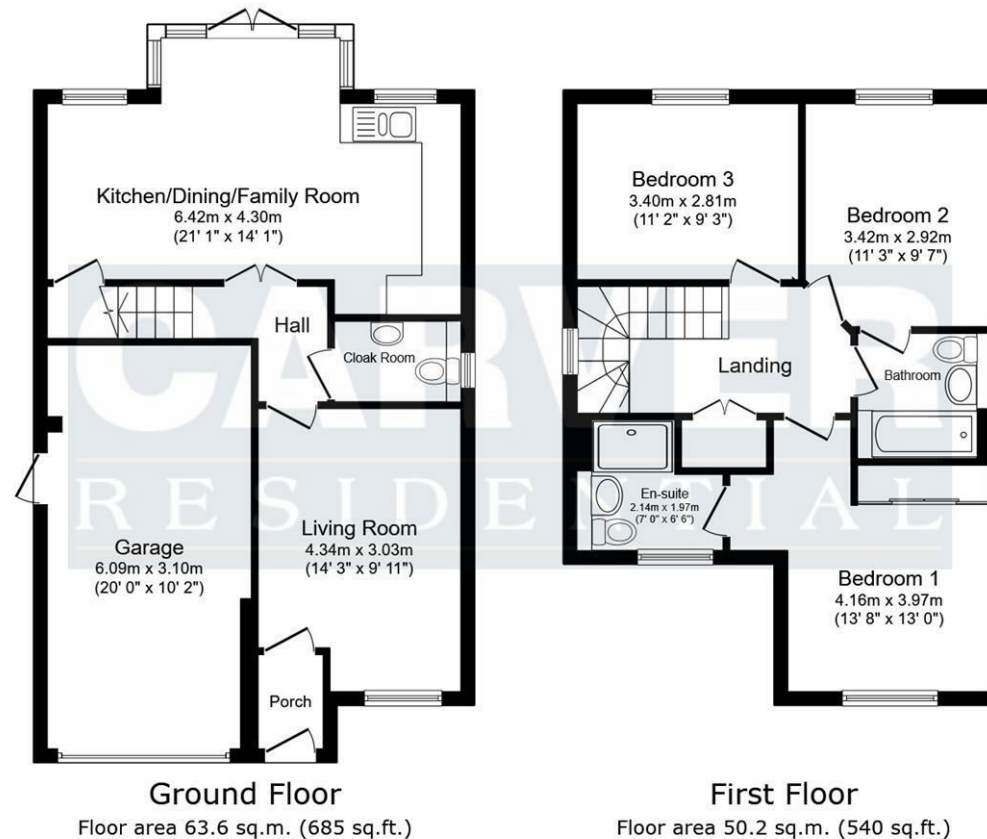












Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 113.8 sq.m. (1,225 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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