



5 Bedrooms

A spacious and generously proportioned five-bedroom semi-detached family home ideally positioned in the popular village of Bournmoor. Offering excellent accommodation across two floors together with a driveway, garage, front garden and an impressive rear garden with patio area this property provides a fantastic opportunity for a family looking for a substantial home with scope to add their own style.

Upon entering, the property immediately offers a sense of space and practicality with well-proportioned rooms throughout.

The front facing living room provides a comfortable main reception space and benefits from French doors opening into a large, bright conservatory. The conservatory provides a wonderful additional living area enjoying plenty of natural light and offering an attractive outlook over the rear garden.

To the rear of the property is a generous kitchen/diner providing ample space for both everyday family dining and entertaining. Patio doors lead directly from the kitchen/diner onto the rear patio and garden creating a natural connection between the indoor and outdoor living spaces.

Upstairs are five generous bedrooms each benefiting from good natural light and offering excellent flexibility for family living. The accommodation would also lend itself well to a home office, dressing room or hobby space if required.

The family bathroom is also located on the first floor.

Externally, the property benefits from a driveway and garage providing valuable off-road parking and storage.

The property would benefit from redecoration and some cosmetic updating but this presents an excellent opportunity for a new owner to put their own stamp on the home and create a modern family residence tailored to their own taste.

With its five bedrooms, generous living accommodation, large conservatory, kitchen/diner, garage, driveway and substantial rear garden this is a home with considerable potential.

Located in the sought-after village of Bournmoor the property is ideally placed for access to local amenities, schools and transport links while offering the space and flexibility increasingly sought after by growing families.

Early viewing is highly recommended to fully appreciate the size, layout and potential this family home has to offer.

**St Barnabas**  
Bournmoor, DH4

Offers in the region

**£242,500**



**Porch:**  
**3'10" x 6'2" (1.17m x 1.88m)**  
 Laminate Flooring

**Hallway:**  
**6'2" x 12'11" (1.88m x 3.94m)**  
 Carpeted Flooring, Radiator

**Living Room:**  
**3.67 x 7.41**  
 Carpeted Flooring, UPVC Window, UPVC French Doors, Gas Fire and Surround, Radiators

**Conservatory:**  
**29'11" x 33'2" (9.12m x 10.1m)**  
 Carpeted Flooring

**Kitchen:**  
**8'4" x 11'1" (2.54m x 3.38m)**  
 Laminate Flooring, UPVC Window, Wall and Base Units, Tiled Splashbacks, Gas Oven and Hob with Extractor, Washing Machine, Radiator

**Diner:**  
**8' x 9'10" (2.44m x 3m)**  
 Laminate Flooring, UPVC French Doors, Radiator

**Master Bedroom:**  
**10'11" x 12'10" (3.33m x 3.9m)**  
 Carpeted Flooring, UPVC Window, Wardrobes, Radiator



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**Bedroom:**

**10'4" x 11'1" (3.15m x 3.38m)**

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

**Bedroom:**

**8' x 16'8" (2.44m x 5.08m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom:**

**7'3" x 8' (2.2m x 2.44m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom:**

**7'10" x 8'6" (2.4m x 2.6m)**

Carpeted Flooring, UPVC Window, Radiator



**Bathroom:**

**5'7" x 8'5" (1.7m x 2.57m)**

Laminate Flooring, UPVC Window, Part Tiled Walls, W/C, Washbasin with Mixer Tap, Panelled bath with Overhead Shower, Radiator

**Parking: Driveway & Garage**

**EPC: C**

**Council Tax Band: C, Durham**

**Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

**Tenure - Leasehold**

**Viewing - By appointment through Hegarty's**





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