



Welby Way

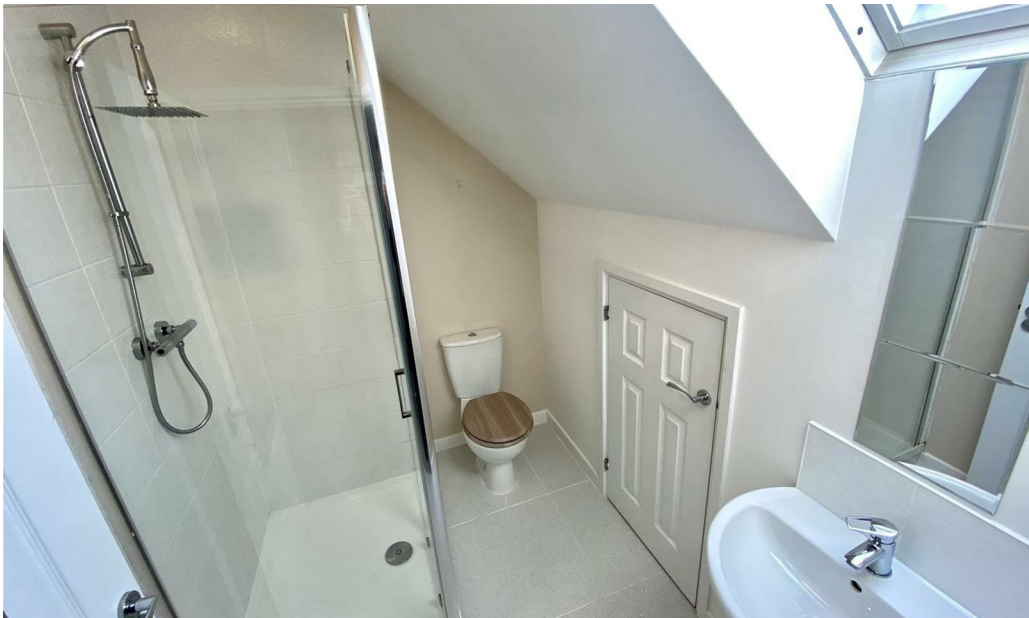
Coxhoe DH6 4BT

Offers In The Region Of £190,000





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Welby Way

Coxhoe DH6 4BT



- No onward chain
- EPC RATING - B
- Three double bedrooms

- Highly sought after estate
- Larger than average plot
- Fully integrated kitchen with space to dine

- Many upgraded features
- Spacious accommodation over three floors
- Two stylish bathrooms

Situated in a highly sought after location and available with no onward chain, this impressive three storey home on a larger than average plot offers many upgraded features, all of which must be seen for full appreciation.

Providing generous and well presented accommodation spread over three floors, the floor plan comprises to the ground floor of an entrance hallway with cloakroom/WC, open plan kitchen/dining which is perfect for entertaining and is fitted with a comprehensive range of units and integrated appliances, as well as a light and airy living room with french doors opening in to the rear garden. To the first floor there are two well proportioned bedrooms and stylish bathroom fitted with attractive white suite. There is also an inner landing which has stairs leading to the impressive master bedroom suite on the second floor with built in wardrobes and en-suite shower room. Externally there is a front garden and double length driveway leading to garage, whilst to the rear is an enclosed lawned garden which has the benefit of a large entertaining area.

Welby Way is around 4 miles from Durham City centre, has excellent access to the A1(M) for commuting across the region and a range of local amenities available within walking distance.

This property cannot fail to impress, making viewing highly recommended.

GROUND FLOOR

Hall

Welcoming hallway with stairs leading to the first floor and radiator.

Cloakroom/WC

With low level WC, hand wash basin, radiator and UPVC double glazed opaque window to the front.

Open Plan Kitchen and Dining Room

13'8" x 11'8" (4.17 x 3.56)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in electric oven and gas hob with extractor fan over, as well as a range of integrated appliances including a fridge, freezer, washing machine and dishwasher. Having a UPVC double glazed window to the front, tiled splashbacks, laminate flooring, feature lighting and radiator, as well as a wall unit housing the gas central heating boiler.

Living Room

14'9" x 11'5" (4.50 x 3.48)

Spacious reception room with UPVC double glazed french doors opening to the rear garden, laminate flooring, radiator and under stairs storage cupboard.

FIRST FLOOR

Landing

With radiator and useful storage cupboard.

Bedroom Two

14'7" x 9'3" (4.45 x 2.84)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

Bedroom Three

9'10" x 8'0" (3.02 x 2.44)

Well proportioned double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

7'10" x 5'4" (2.41 x 1.65)

Stylish family bathroom comprising of a panelled bath with mixer shower over, WC and pedestal hand wash basin. Having tiled splashbacks, heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

Study Area

6'3" x 6'3" (1.93 x 1.91)

With a UPVC double glazed window to the front, radiator and stairs leading to the second floor.

SECOND FLOOR

Master Bedroom

16'11" x 14'6" (5.18 x 4.42)

Impressive master bedroom suite with a dormer window to the front, built in wardrobes, loft access and two radiators.

Ensuite

7'6" x 5'8" (2.31 x 1.75)

Fitted with a modern suite comprising of shower cubicle with mains fed shower, pedestal wash basin and WC. Having a velux window, tiled splashbacks, radiator and large eaves storage space spanning across the rear of the property.

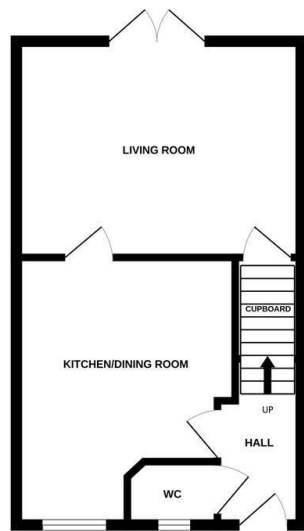
EXTERNAL

The property enjoys a larger than average plot with a lawned garden and double length driveway to the front, whilst to the rear is an enclosed garden with lawn and extended patio area which is perfect for outdoor entertaining.

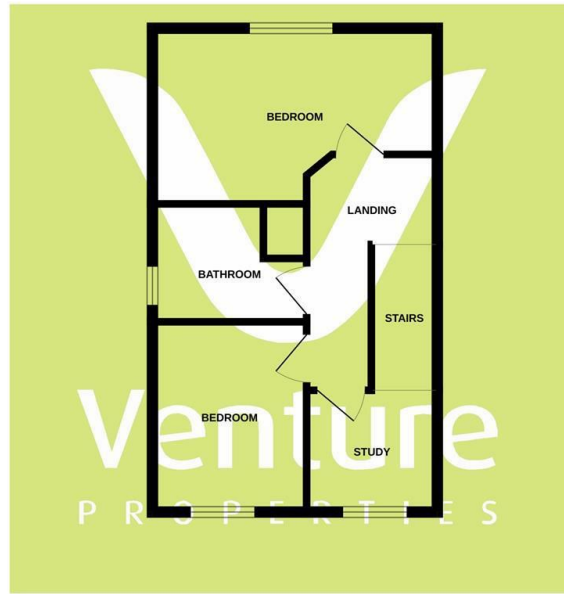
Garage

Attached single garage having an up and over door.

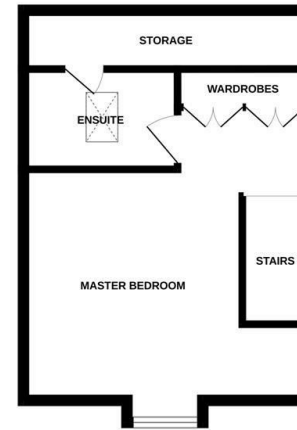
GROUND FLOOR



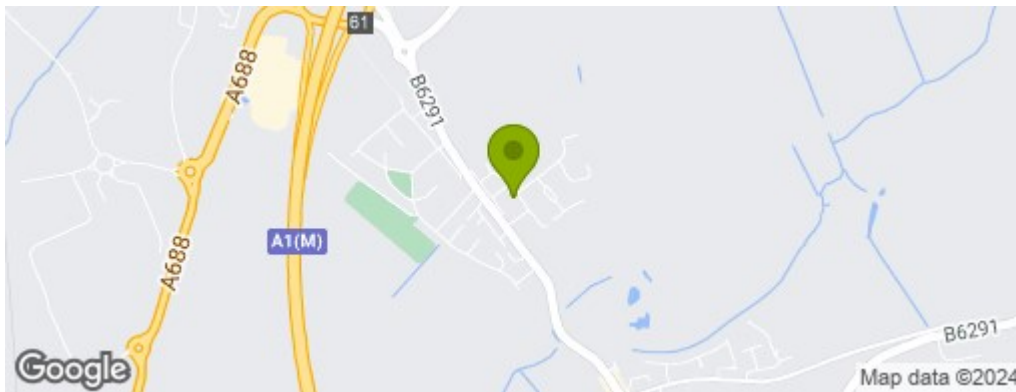
FIRST FLOOR



SECOND FLOOR



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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Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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