



Town Kelloe, Kelloe, DH6 4PR
3 Bed - House - Terraced
O.I.R.O £269,950

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Town Kelloe

Kelloe, DH6 4PR

Stunning Semi Rural Property ** Fully Refurbished to High Specification ** Efficient Air Source Heating ** Ample off Street Rear Parking ** Southerly & Private Rear Aspect ** Outskirts of Durham ** Good Road Links ** Ideal For a Variety of Buyers ** Must Be Viewed **

Entering this stunning property through the front elevation, you are welcomed into a spacious reception room featuring an Inglenook fireplace and a log-burning stove. The kitchen and dining area at the rear boasts a stylish, modern kitchen with a selection of integrated appliances, luxury flooring, and access to the air source pump utility and W/C. On the first floor, there are three bedrooms and a family bathroom/WC. Externally, the rear of the property offers ample off-street parking and a generous landscaped private garden with sunny aspect.

Town Kelloe is a small hamlet surrounded by beautiful countryside, conveniently located near the A1(M) to the west and the A19 to the east. This makes it ideal for those seeking a rural lifestyle with easy access to schools and amenities in nearby Coxhoe, Sedgefield, and regional centres.

Durham, a vibrant and historic university city, is also close by. Its winding cobbled streets, stunning Durham Cathedral and Castle World Heritage Site, peaceful riverside walks, and a variety of cafés, restaurants, boutiques, galleries, and museums offer ample cultural and recreational opportunities. Notable venues include the Gala Theatre, The Assembly Rooms Theatre, and the Palace Green Library.

For education, there are primary schools in the surrounding villages and a wide selection of primary and secondary schools in Durham, including private day and boarding schools.

For commuters, there are excellent road links to Durham City Centre, Newcastle, Tyneside, and Wearside via the A1(M). Darlington and Durham rail stations provide mainline services to major UK cities, while Newcastle International and Teeside International Airports are easily accessible.











GROUND FLOOR

Hallway

Lounge

17'1 x 12'0 (5.21m x 3.66m)

Dining Room

17'1 x 15'2 (5.21m x 4.62m)

Kitchen

18'11 x 8'2 (5.77m x 2.49m)

Inner Hallway

Utility

5'8 x 3'8 (1.73m x 1.12m)

WC

6'5 x 3'3 (1.96m x 0.99m)

FIRST FLOOR

Bedroom

15'11 x 10'8 (4.85m x 3.25m)

Bedroom

12'0 x 9'9 (3.66m x 2.97m)

Bedroom

8'4 x 6'9 (2.54m x 2.06m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Air Source Heating

Broadband: Basic 15 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: C

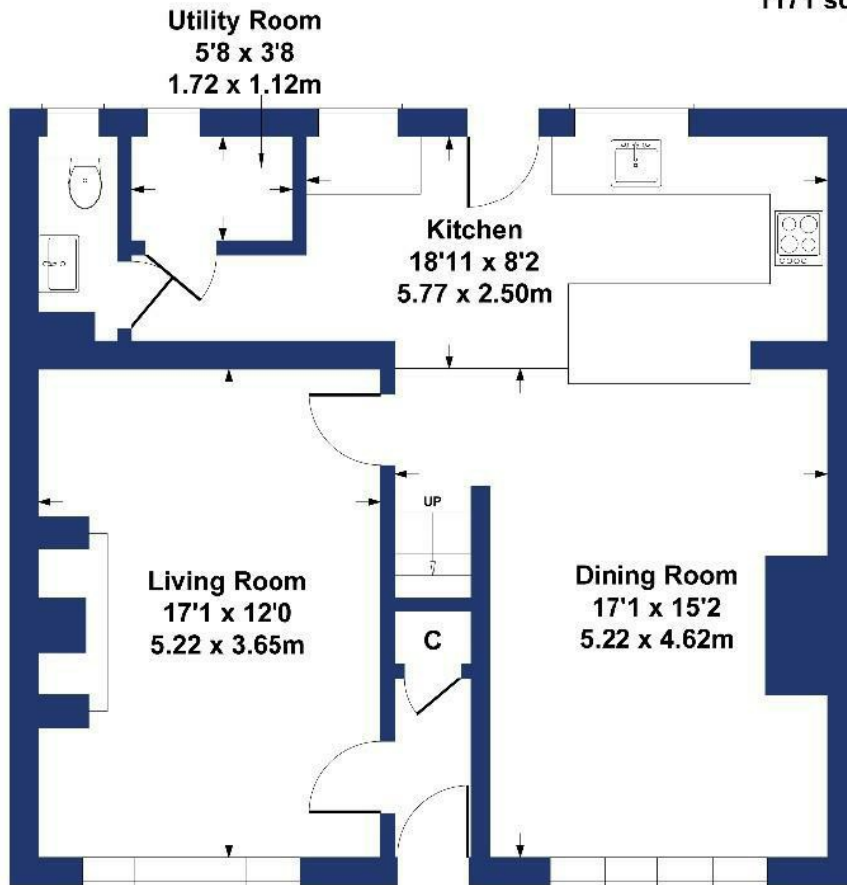


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

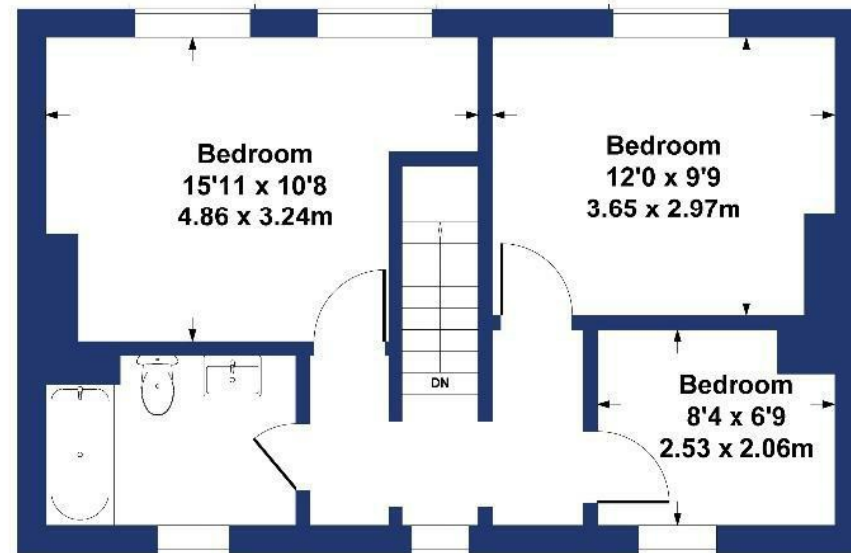
Town Kelloe

Approximate Gross Internal Area
1171 sq ft - 109 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(61-81)	B		
(49-60)	C	73	
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

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. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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