

Welby Way, Coxhoe, DH6 4BT  
3 Bed - House - Semi-Detached  
O.I.R.O £165,000

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NHBC Warranty Remaining \*\* Popular Location \*\* Outskirts of Durham \*\* Modern Development \*\* Gardens & Parking \*\* Local Amenities & Road Links \*\* Must be Viewed \*\*

The ground floor accommodation includes an entrance hallway, a cloakroom with a WC, a kitchen/dining room, and a lounge with French doors leading to the rear garden. On the first floor, there are three bedrooms, including a master with en-suite facilities, and a family bathroom. Outside, the property offers a driveway at the front and an enclosed garden at the rear.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city center. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.

## GROUND FLOOR

### Hallway

### Kitchen Diner

12'1 x 11'10 (3.68m x 3.61m)

### Inner Hall

### WC

### Lounge

13'6 x 11'10 (4.11m x 3.61m)

## FIRST FLOOR

### Bedroom

12'0 x 11'0 (3.66m x 3.35m)

### En-Suite

### Bedroom

10'7 x 8'6 (3.23m x 2.59m)

### Bedroom

7'4 x 6'0 (2.24m x 1.83m)

### Bathroom/WC

8'6 x 5'5 (2.59m x 1.65m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

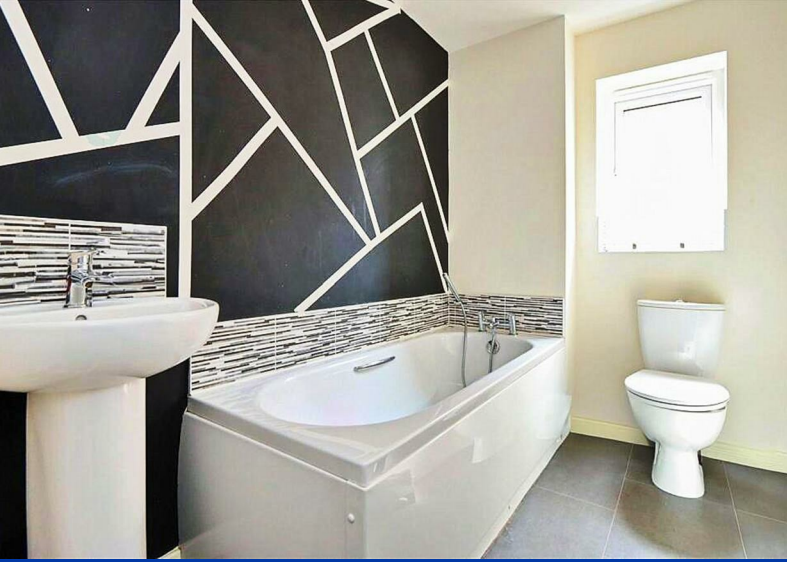
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: B

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.



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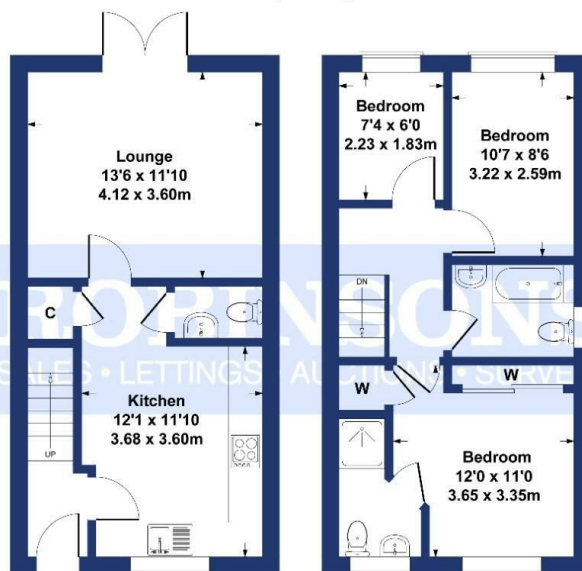
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Welby Way

Approximate Gross Internal Area  
753 sq ft - 70 sq m



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
96	84		
<p>Very energy efficient - lower running costs</p> <p>105-91m A</p> <p>85-95m B</p> <p>65-85m C</p> <p>45-65m D</p> <p>25-45m E</p> <p>10-25m F</p> <p>1-10m G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>105-91m A</p> <p>85-95m B</p> <p>65-85m C</p> <p>45-65m D</p> <p>25-45m E</p> <p>10-25m F</p> <p>1-10m G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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