



Welby Way, Coxhoe, DH6 4BT  
3 Bed - House - Detached  
Offers Over £220,000

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# Welby Way Coxhoe, DH6 4BT

No Upper Chain \*\* Stunning Family Home \*\* Fabulous Position \*\* Front Views \*\* Sunny Rear Aspect \*\* Not Directly Overlooked \*\* Popular Village Location \*\* Good Local Amenities & Road Links \*\* Garage & Double Driveway \*\* Electric Vehicle Charging Pod \*\* Two Bathrooms \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, comfortable family living room, inner hallway with stairs to the first floor, cloak/WC, modern fitted kitchen dining room with a range of integral appliances and french doors out to the rear garden and patio area. The first floor has three good size bedrooms, master en-suite shower room/WC and a sumptuous family bathroom/WC. Outside the property occupies a pleasant position with front and rear gardens, garage and double driveway. The front enjoys a front outlook over green, whilst the rear benefits from a sunny aspect.

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.











## GROUND FLOOR

### Hallway

### Lounge

14'4 x 10'11 (4.37m x 3.33m)

### Inner Hall

### WC

### Open Plan Kitchen Dining Room

### Kitchen

9'2 x 8'8 (2.79m x 2.64m)

### Dining Area

11'2 x 8'6 (3.40m x 2.59m)

## FIRST FLOOR

### Bedroom

11'0 x 10'7 (3.35m x 3.23m)

### En-Suite

### Bedroom

12'7 x 9'0 (3.84m x 2.74m)

### Bedroom

10'10 x 9'2 (3.30m x 2.79m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: B

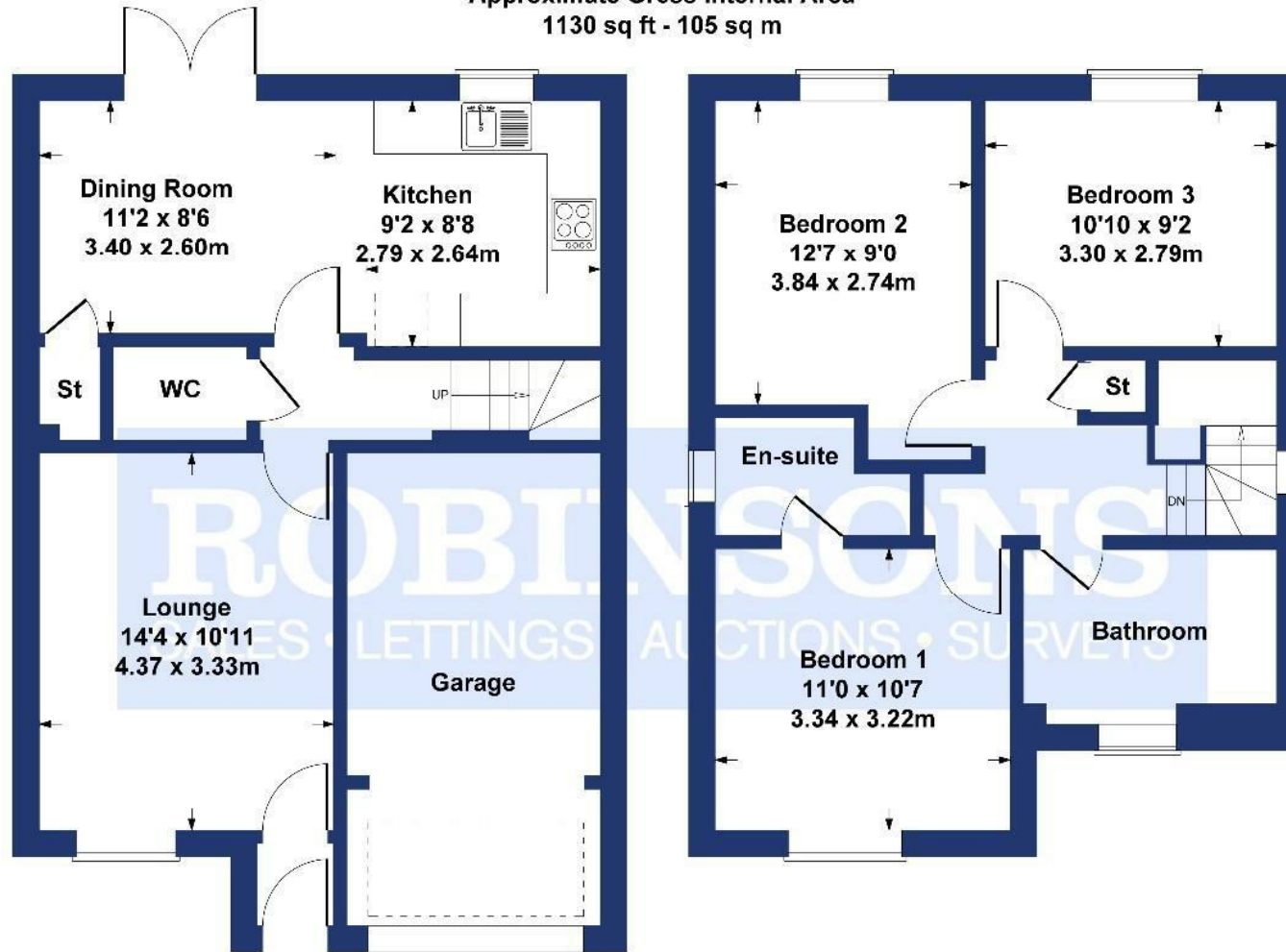
Estate Management Fee - Approx £120 per annum



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.

# Welby Way

Approximate Gross Internal Area  
1130 sq ft - 105 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		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	<b>A</b>	82	93
(61-81)	<b>B</b>		
(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	

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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