



Wylam Terrace, Coxhoe, DH6 4JA  
3 Bed - House - Terraced  
O.I.R.O £169,950

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## Wylam Terrace Coxhoe, DH6 4JA

Stunning Family or First Home \*\* Prominent Village Position \*\* Outskirts of Durham \*\* Good Local Amenities & Road Links \*\* Master Bedroom En-Suite \*\* Spacious Floor Plan Over Three Floors \*\* Double Glazing & GCH \*\* Southerly Facing Rear Aspect \*\* Early Viewing Advised \*\*

The floor plan comprises entrance vestibule, hallway, two spacious reception rooms, good sized breakfasting kitchen with door out to the decked patio area. The first floor has two double bedrooms and sumptuous bathroom with feature roll top style bath and separate shower cubicle. The second floor has the master suite with en-suite shower room. Outside, the property has an enclosed front garden, whilst the rear has a courtyard style garden with store, decked patio and southerly aspect.

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

Entrance Vestibule

Hallway

Lounge

Dining Room

Kitchen Breakfast Room

## FIRST FLOOR

Bedroom

Bedroom

Bathroom/WC

## SECOND FLOOR

Bedroom

En-Suite Shower Room

## Agents 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/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: D

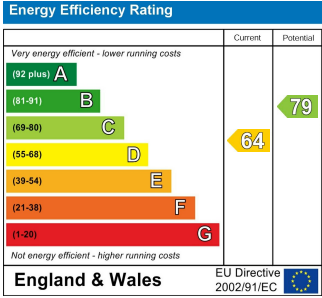


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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