



Coppice Hill, Esh Winning, DH7 9QQ  
3 Bed - House - Detached  
Offers In Excess Of £140,000

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# Coppice Hill

## Esh Winning, DH7 9QQ

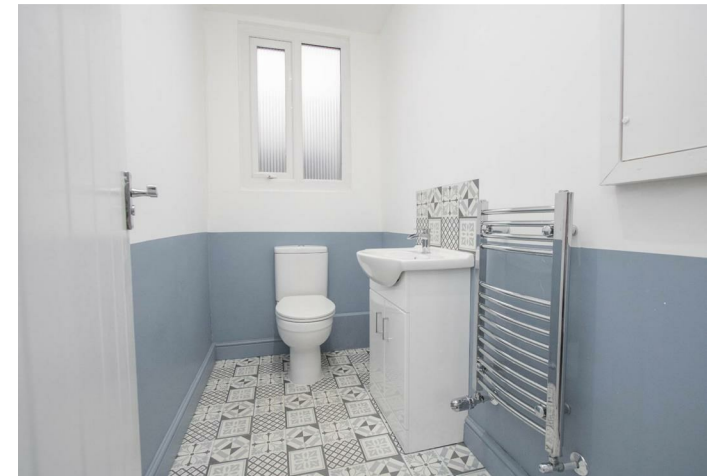
No Chain \*\* Ideal Family Home or First Buy \*\* Ample Driveway Parking & Garage Store \*\* Private Rear Garden \*\* Popular Village Location \*\* Cul-De-Sac Position \*\* Double Glazing & GCH \*\* Local Amenities & Good Road Links \*\* Extended Ground Floor \*\* Must Be Viewed \*\*

The floor plan includes an entrance porch, cloakroom/WC, and hallway, leading to a cosy lounge and an open-plan kitchen and dining area that flows into a garden room with direct access to the rear garden. The first floor offers three bedrooms and a family bathroom/WC. Outside, the property features ample front driveway parking, side access to a garage store, and a private, enclosed rear garden.

Esh Winning is a charming village nestled in the picturesque countryside of County Durham, offering a perfect blend of rural tranquillity and modern convenience. The village provides a welcoming community atmosphere, making it an ideal choice for families, professionals, and retirees alike.

Local amenities include a range of shops, cafes, and pubs, as well as essential services like a post office and medical facilities. Esh Winning also boasts excellent outdoor spaces, with nearby woodlands and walking trails for nature lovers.

For those commuting or seeking access to nearby urban centres, the village is well-connected by road to Durham City, just a short drive away, providing easy access to shopping, dining, and leisure activities. Regular bus services also link Esh Winning to surrounding towns and the wider region, ensuring that residents enjoy the perfect balance of countryside living with convenient transport connections.

















## GROUND FLOOR

### Entrance Porch

### WC

8'0 x 4'01 (2.44m x 1.24m)

### Hallway

### Lounge

15'09 x 9'07 (4.80m x 2.92m)

### Open Plan Kitchen Dining Area

### Kitchen

8'07 x 7'11 (2.62m x 2.41m)

### Dining Area

11'11 x 7'11 (3.63m x 2.41m)

### Garden Room

9'07 x 8'0 (2.92m x 2.44m)

## FIRST FLOOR

### Bedroom

9'07 x 9'02 (2.92m x 2.79m)

### Bedroom

8'09 x 8'08 (2.67m x 2.64m)

### Bedroom

6'08 x 6'07 (2.03m x 2.01m)

### Bathroom/WC

6'09 x 5'05 (2.06m x 1.65m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

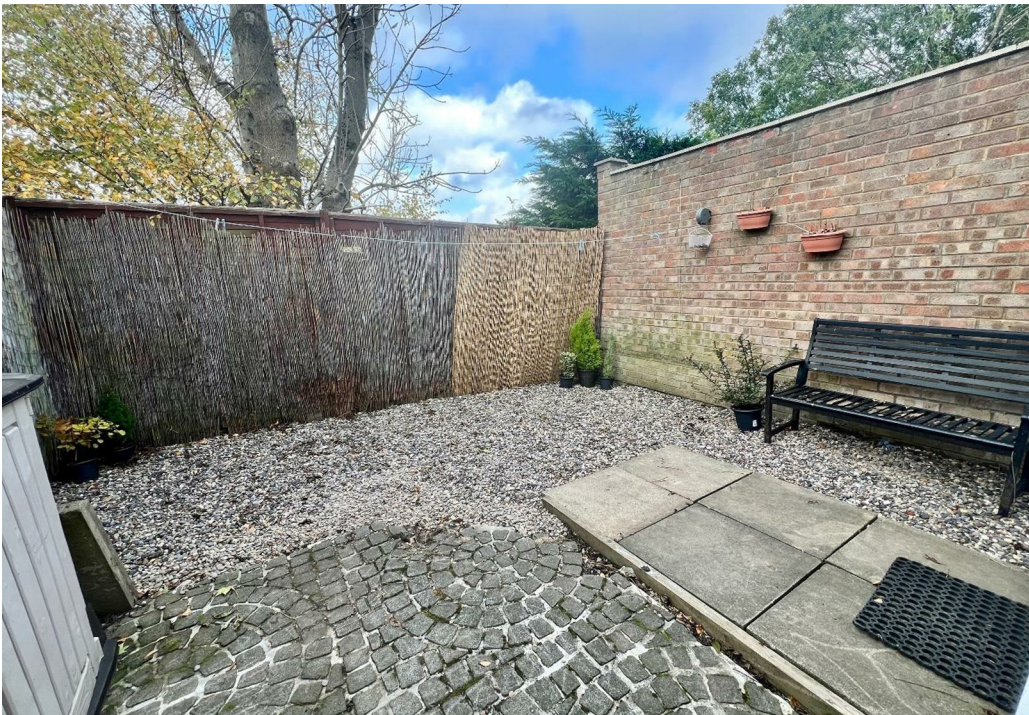
Broadband: Basic 8 Mbps, Superfast 60 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

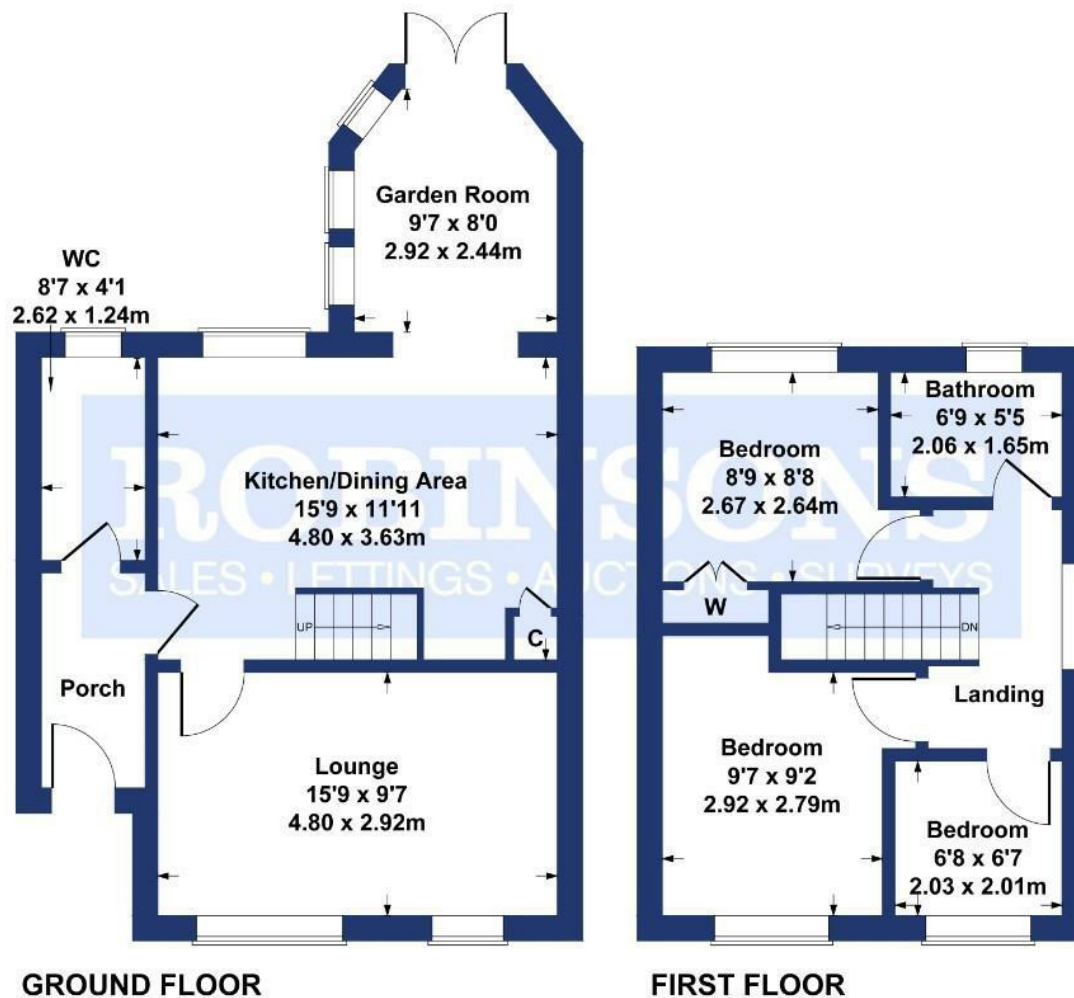
Energy Rating: D



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.

# Coppice Hill

Approximate Gross Internal Area  
842 sq ft - 78 sq m



## 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		
(92 plus) <b>A</b>		
(81-91) <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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

81

68

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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