Welby Way, Coxhoe, DH6 4BT
3 Bed - House - Detached
O.I.R.O £215,000

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Welby Way
Coxhoe, DH6 4BT

Ideal Family or First Home ** Pleasant Position ** Outskirts of Development ** Popular Village Location ** Good Local Amenities & Road Links ** Rear Garden ** Detached Garage & Driveway ** Two Bathrooms ** Early Viewing Advised **

This detached, double-fronted home offers generous living space and occupies a prime position at the edge of the estate, with lovely views of the surrounding greenery. Dual-aspect windows in several rooms make the property bright throughout. The welcoming hallway leads to a spacious living room with a bay window and under-stairs storage. The modern fitted kitchen features a range of integrated appliances, space for a dining table, and French doors opening to the rear garden. There is also a convenient cloak/WC.

Upstairs, the main bedroom is a large double with an en-suite shower room and built-in storage. The second bedroom has dual-aspect windows, while the third is a good-sized single. The main bathroom includes a WC, hand basin, and bath. Outside, there is a detached garage, driveway, and visitor parking. The rear garden is enclosed, of a good size with patio area and side gate.

Occupying a pleasant position on the outskirts of the development and lies on the outskirts of Coxhoe village, The village offers a harmonious blend of rural charm and modern comforts, just 5 miles south of Durham city centre. 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.

Parrot

GROUND FLOOR

Hallway

Cloak/WC

Lounge
14'7 x 12'11 (4.45m x 3.94m)

Kitchen Diner
14'6 x 10'2 (4.42m x 3.10m)

FIRST FLOOR

Bedroom
10'6 x 9'0 (3.20m x 2.74m)

En-Suite

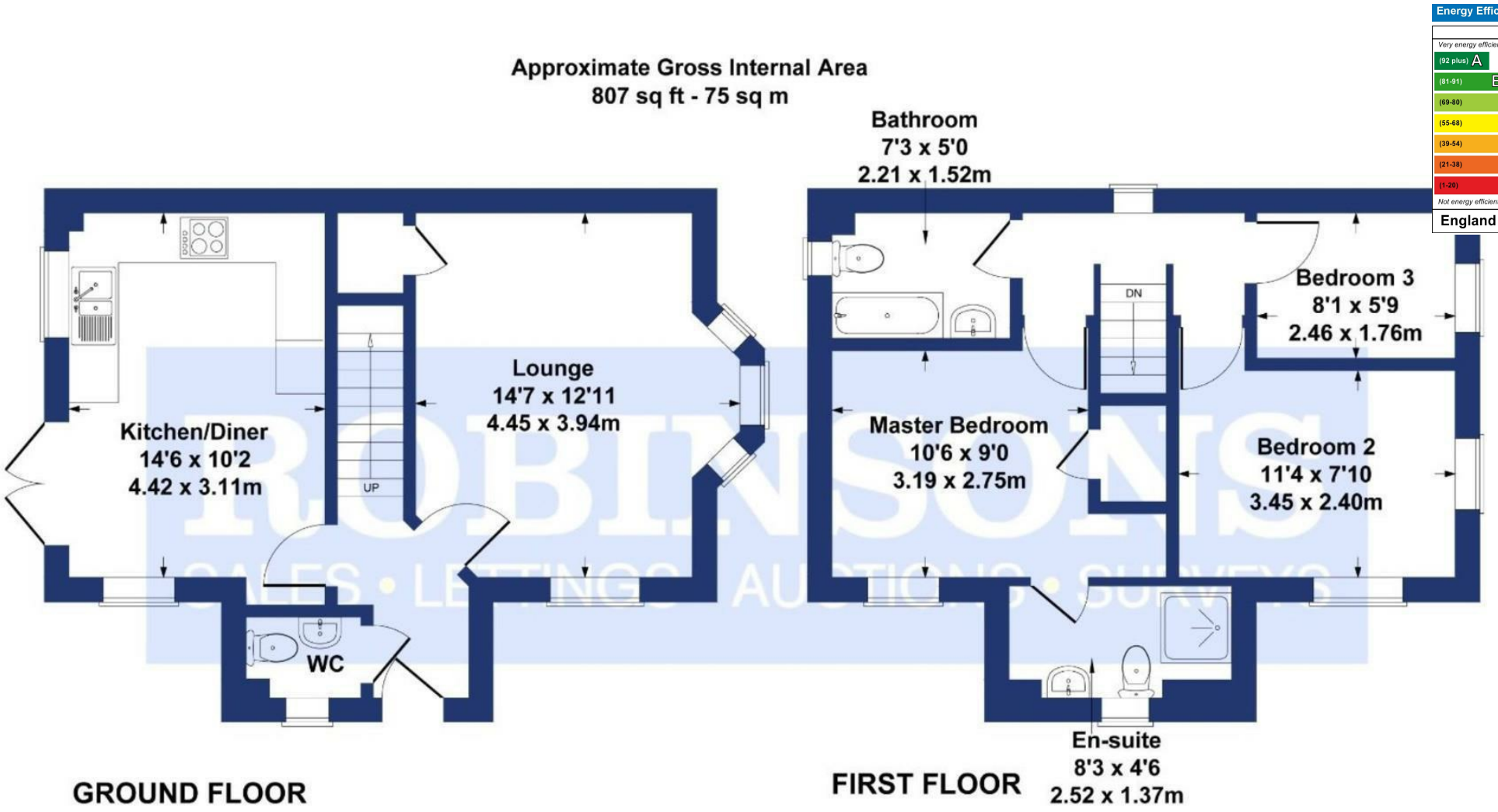
Bedroom
11'4 x 7'10 (3.45m x 2.39m)

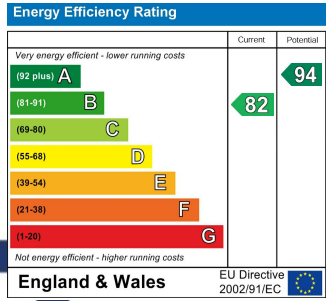
Bedroom
8'1 x 5'9 (2.46m x 1.75m)

Bathroom/WC
7'3 x 5'0 (2.21m x 1.52m)

Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2551p.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.





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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