



Westcott Drive, Durham Moor, DH1 5AG
2 Bed - Bungalow - Semi Detached
O.I.R.O £249,950

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Well Presented & Pleasantly Situated ** Popular Location ** Walking Distance to New College, University Hospital & Aykley Heads ** Upvc Double Glazing, Gas Central Heating via Combination Boiler ** Gardens, Garage and Driveway **

Briefly comprises an entrance hall, a comfortable lounge or bedroom, a second reception room or bedroom with French doors to the garden, a main bedroom, a fitted kitchen with breakfast area, a separate utility room with access to the garage and garden, and a bathroom with a white suite and over-bath shower.

Westcott Drive is situated in a highly regarded and well-established residential neighbourhood that has consistently remained in high demand over the years. This sought-after location benefits from a convenient proximity to a range of local amenities, including a variety of neighbourhood shops, cafés, and services available in the nearby community of Framwellgate Moor. For those seeking more extensive retail, leisure, and cultural offerings, Durham City Centre is located just over a mile away and offers a vibrant mix of shops, restaurants, entertainment venues, and historic attractions.

The property enjoys an excellent position for access to several key institutions and workplaces, including the University Hospital of North Durham, the Land Registry, New College Durham, County Hall, and the Aykley Heads business district. Commuters will also appreciate the close proximity—just a short drive—of the A(167) Highway, which offers efficient road links to destinations both north and south, connecting easily to the wider regional road network. Altogether, Westcott Drive combines the comforts of a mature residential setting with the convenience of nearby amenities and major transport routes.



Hallway

16'5" x 12'04" (5 x 3.76)

Lounge or Bedroom

15'0 x 11'5 (4.57m x 3.48m)

Kitchen Breakfast Room

11'6 x 11'0 (3.51m x 3.35m)

Main Bedroom

11'10 x 11'0 (3.61m x 3.35m)

Dining room or Bedroom

10'6" x 11'09" (3.20 x 3.58)

Bathroom/WC

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

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Energy Rating: D

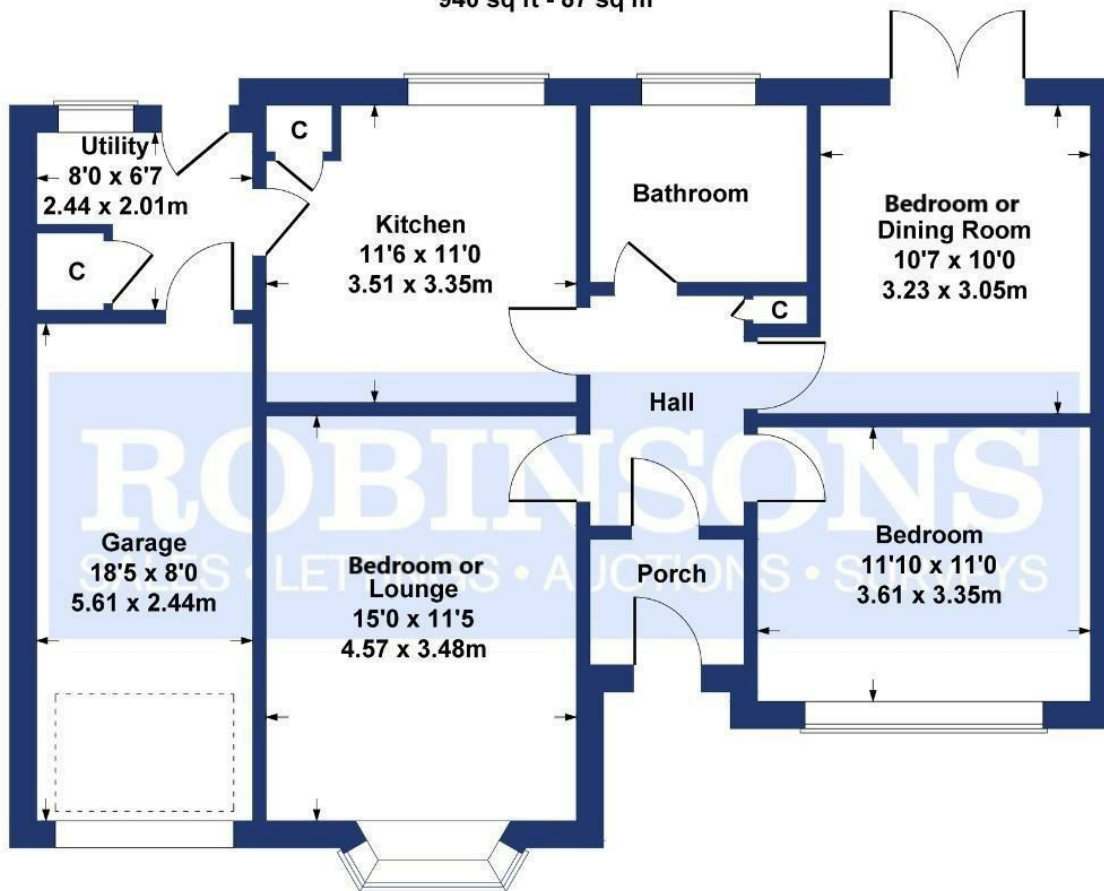
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Westcott drive

Approximate Gross Internal Area
940 sq ft - 87 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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