



Coppice Hill, Esh Winning, DH7 9QQ
3 Bed - House - Detached
O.I.R.O £165,000

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Coppice Hill

Esh Winning, DH7 9QQ

No Chain ** Stunning Family or First Buy ** Ample Driveway Parking & Detached Garage ** Private & Enclosed Rear Garden ** Popular Village Location ** Pleasant Position ** Double Glazing & GCH ** Local Amenities & Good Road Links ** Extended Ground Floor ** Furnishings Negotiable ** Must Be Viewed **

The floor plan includes an entrance porch, kitchen breakfast room fitted with a range of modern units, large open plan family living and dining area, ideal for a variety of uses including gatherings or entertaining. There is also French doors 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 the detached garage, 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

Kitchen Breakfast Room

16'02 x 9'03 (4.93m x 2.82m)

Open Plan Lounge & Dining Area

26'08 x 15'06 (8.13m x 4.72m)

FIRST FLOOR

Bedroom

10'05 x 8'09 (3.18m x 2.67m)

Bedroom

9'0 x 8'09 (2.74m x 2.67m)

Bedroom

7'03 x 6'05 (2.21m x 1.96m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8Mbps, Superfast 60Mbps

Mobile Signal/Coverage: Average to Good

Tenure: Freehold

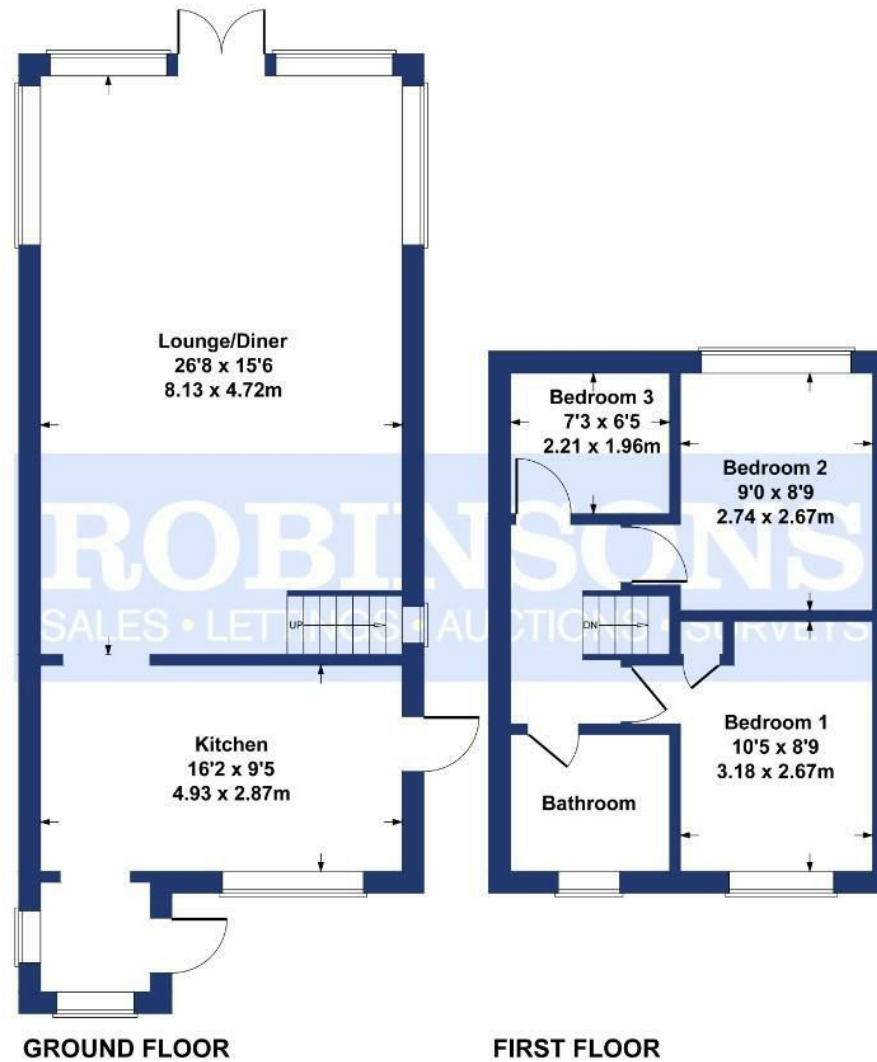
Council Tax: Durham County Council, Band B - Approx. £1984 p.a

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.

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Approximate Gross Internal Area
1002 sq ft - 93 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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. 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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