



Welby Way, Coxhoe, DH6 4BT  
3 Bed - House - Detached  
O.I.R.O £220,000

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## Welby Way Coxhoe, DH6 4BT

Superb Family or First Home \*\* Pleasant Tucked Away Position \*\* Popular Village Location \*\* Good Local Amenities & Road Links \*\* Rear Enclosed Landscaped Garden \*\* Garage & Driveway \*\* Two Bathrooms \*\* Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

This detached home offers generous living space and occupies a pleasant position. The welcoming hallway leads to a spacious living room. The inner hallway has stairs to the first floor and access to the cloak/WC and stunning open plan kitchen dining room. This ideal entertaining space is fitted with a range of units and integral appliances. There are also doors to the rear garden. Upstairs, there are three good size bedrooms, principal en-suite shower room and main bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has driveway and garage access, whilst the rear has an enclosed landscaped garden with patio areas.

Occupying a pleasant position, Welby Way lies on the outskirts of Coxhoe village, and 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.





















## GROUND FLOOR

### Hallway

### Lounge

14'4 x 10'11 (4.37m x 3.33m)

### Inner Hallway

### WC

### Open Plan Kitchen and Dining Room

### Kitchen

9'2 x 8'8 (2.79m x 2.64m)

### Dining Area

11'2 x 8'6 (3.40m x 2.59m)

## FIRST FLOOR

### Bedroom

11'0 x 10'7 (3.35m x 3.23m)

### En-Suite

### Bedroom

12'7 x 9'0 (3.84m x 2.74m)

### Bedroom

10'10 x 9'2 (3.30m x 2.79m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold. Estate Management Charge applicable of Approx. £150pa

Council Tax: Durham County Council, Band D - Approx. £2551pa

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.

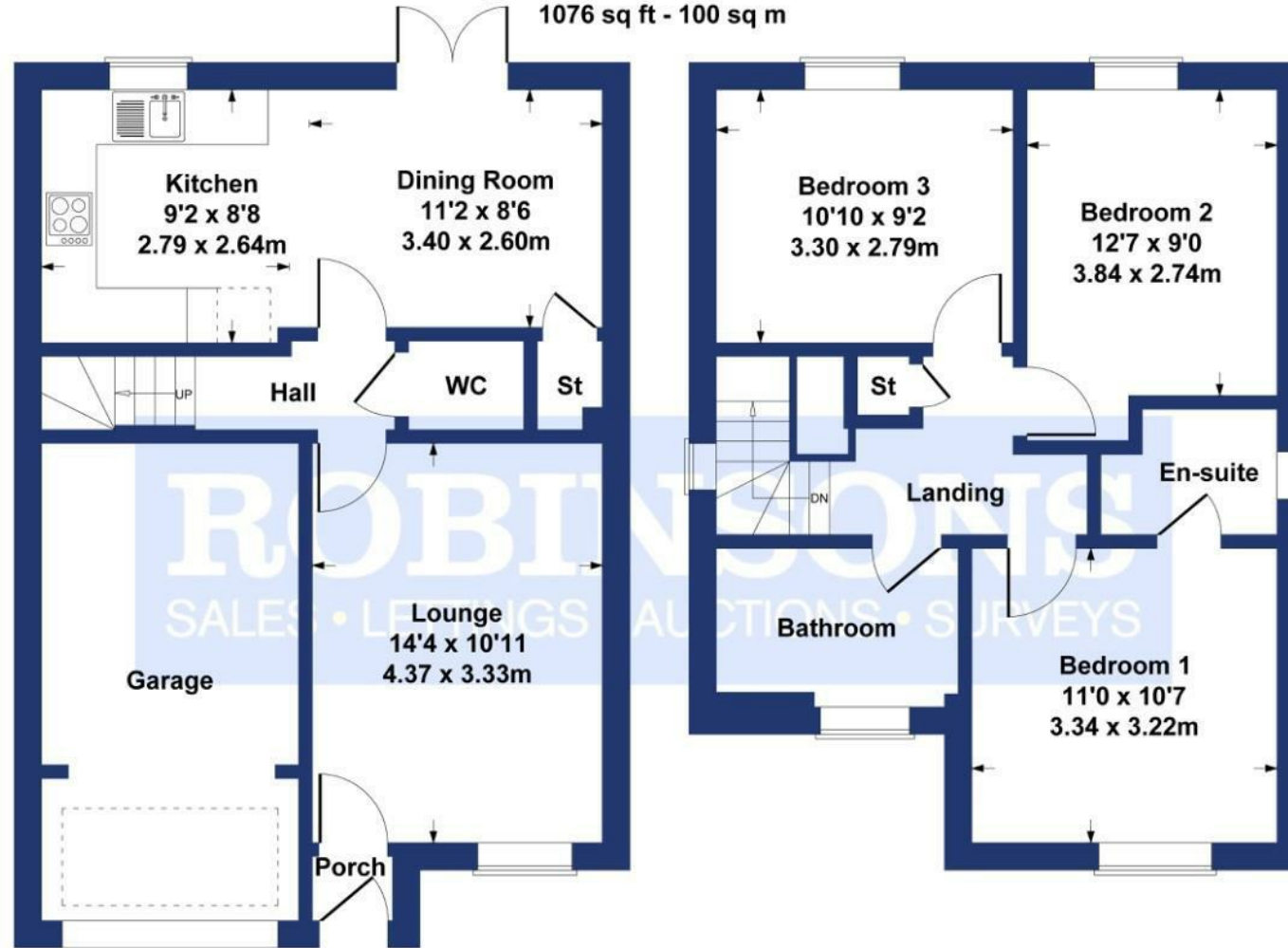






# Welby Way

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



**GROUND FLOOR**

**FIRST FLOOR**

## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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		
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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