



Welby Way, Coxhoe, DH6 4BT  
3 Bed - House - Townhouse  
Offers Over £210,000

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## Welby Way Coxhoe, DH6 4BT

No Upper Chain \*\* Superb Family or First Home \*\* Pleasant Position \*\* Good Size Garden \*\* Detached Garage & Ample Parking \*\* Floor Plan Over Three Floors \*\* Large Master Top Floor Suite With Shower Room \*\* Outskirts of Durham \*\* Local Amenities \*\* Good Road Links \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, cloak/WC, modern fitted kitchen diner with a selection of integral appliances. The rear full width lounge is ideal for relaxing or entertaining, and has French doors out to the rear garden. The first floor has two bedrooms, family bathroom/WC and small office room which has stairs to the top floor. The top floor is solely the master suite with built in robes and en-suite shower room/WC. Outside, the property occupies a pleasant tucked away position with front and rear gardens. The front has driveway parking which leads to the single detached garage. Side gated access leads to the enclosed and generously sized rear garden, with lawn and patio areas.

Situated in a pleasant tucked away position in the village of Coxhoe. Residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.















## GROUND FLOOR

Hallway

Cloak/WC

**Kitchen Diner**

13'5 x 11'8 (4.09m x 3.56m)

**Lounge**

14'9 x 11'8 (4.50m x 3.56m)

## FIRST FLOOR

**Bedroom**

14'9 x 8'9 (4.50m x 2.67m)

**Bedroom**

9'6 x 8'1 (2.90m x 2.46m)

**Bathroom/WC**

**Study**

6'4 x 5'10 (1.93m x 1.78m)

## SECOND FLOOR

**Master Bedroom**

18'10 x 14'9 (5.74m x 4.50m)

**En-Suite Shower Room/WC**

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

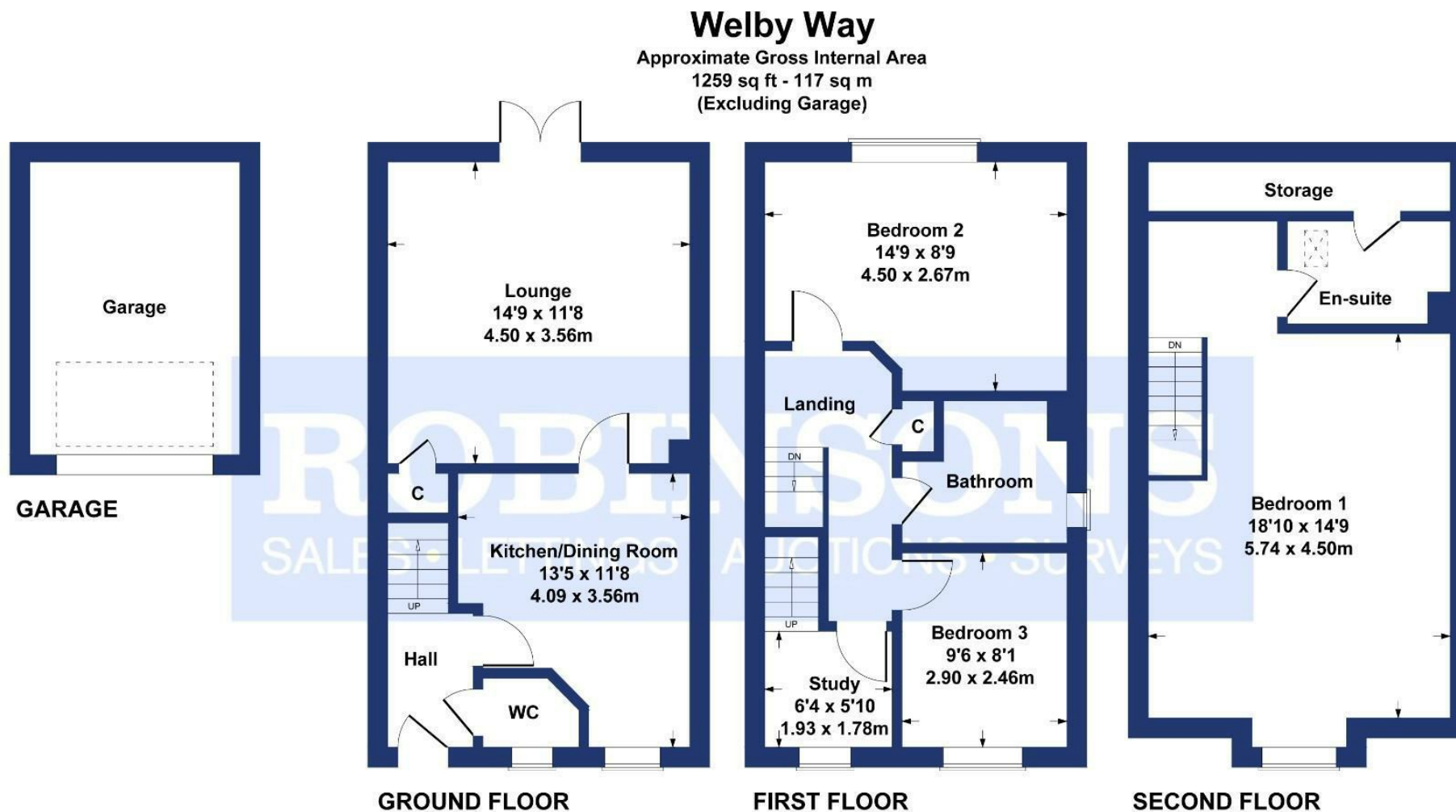
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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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