



Westcott Drive, Durham Moor, DH1 5AG
3 Bed - House - Semi-Detached
O.I.R.O £325,000

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Westcott Drive

Durham Moor, DH1 5AG

Stunning Home ** Popular & Desirable Location ** Extended Floor Plan ** Parking, Garage & Gardens ** Modern Fixture & Fittings ** Close to Good Schools, Hospital, Road Links & Good Amenities ** Early Viewing Advised **

The floor plan comprises: hallway, comfortable lounge with feature wood burning stove, stunning open plan and extended living, kitchen and dining room. This focal and versatile space is fitted with modern fixtures, has a range of appliances and provides space for dining, entertaining and relaxing. There is also French doors opening to the rear decked patio area. Completing the ground floor is a WC and garage. The first floor has three bedrooms and family bathroom fitted with a modern white suite including over bath shower. Outside are lovely gardens, parking and garage.

Westcott Drive is situated in a highly regarded 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













GROUND FLOOR

Entrance Hallway

Lounge

11'05 x 11'11 (3.48m x 3.63m)

Open Plan Living Kitchen & Dining

Kitchen

10'04 x 9'03 (3.15m x 2.82m)

Dining Area

10'05 x 9'10 (3.18m x 3.00m)

Garden Room

11'08 x 9'05 (3.56m x 2.87m)

Rear Lobby

WC

Garage

15'04 x 8'01 (4.67m x 2.46m)

FIRST FLOOR

Bedroom

11'06 x 11'01 (3.51m x 3.38m)

Bedroom

11'01 x 10'07 (3.38m x 3.23m)

Bedroom

8'5 x 7'11 (2.57m x 2.41m)

Bathroom

8'03 x 4'10 (2.51m x 1.47m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

Energy Rating: Pending

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.



Approximate Gross Internal Area
1176 sq ft - 109 sq m



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	81
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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