



Copthill Way, Newbottle, DH4 4FB
3 Bed - House - Semi-Detached
£199,950

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Copthill Way Newbottle, DH4 4FB

* NO ONWARD CHAIN * STUNNING THREE BEDROOM HOME * BEAUTIFULLY PRESENTED THROUGHOUT * SPACIOUS LOUNGE * MODERN DINING KITCHEN * DOWNSTAIRS WC * PRIVATE REAR GARDEN * DOUBLE DRIVEWAY * POPULAR MODERN DEVELOPMENT *

Beautifully presented throughout and offering an excellent standard of accommodation is this stunning three bedroom home, pleasantly situated within a popular modern residential development in Houghton-le-Spring. With stylish décor, spacious living accommodation, a private rear garden and the added benefit of no onward chain, the property is ideally suited to first-time buyers, couples and families looking for a home ready to move straight into.

The floorplan comprises a welcoming entrance hallway, convenient downstairs WC, attractive fitted dining kitchen providing excellent space for everyday dining, and a spacious and inviting lounge with French doors opening directly onto the rear garden.

To the first floor there are three well-proportioned bedrooms together with a modern family bathroom fitted with a white suite.

Externally, the property benefits from a double driveway to the front. To the rear is a lovely enclosed lawned garden which enjoys a good degree of privacy, being particularly appealing as it is not overlooked from behind. The garden provides an excellent space for relaxing, entertaining and family enjoyment.

Copthill Way is situated within a popular modern residential development in Houghton-le-Spring, conveniently positioned for a range of local shops, supermarkets, schools and everyday amenities. Houghton-le-Spring town centre is within easy reach, while nearby Herrington Country Park offers excellent walking routes, open green spaces and recreational facilities. The location is also particularly convenient for commuters, with good access to the A690 and A19 providing connections towards Durham City, Sunderland, Newcastle and the wider North East.











Hallway

W.C

Kitchen

Lounge

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

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AGENT'S NOTES

Council Tax: Sunderland, Band C

Tenure: Freehold

EPC B

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

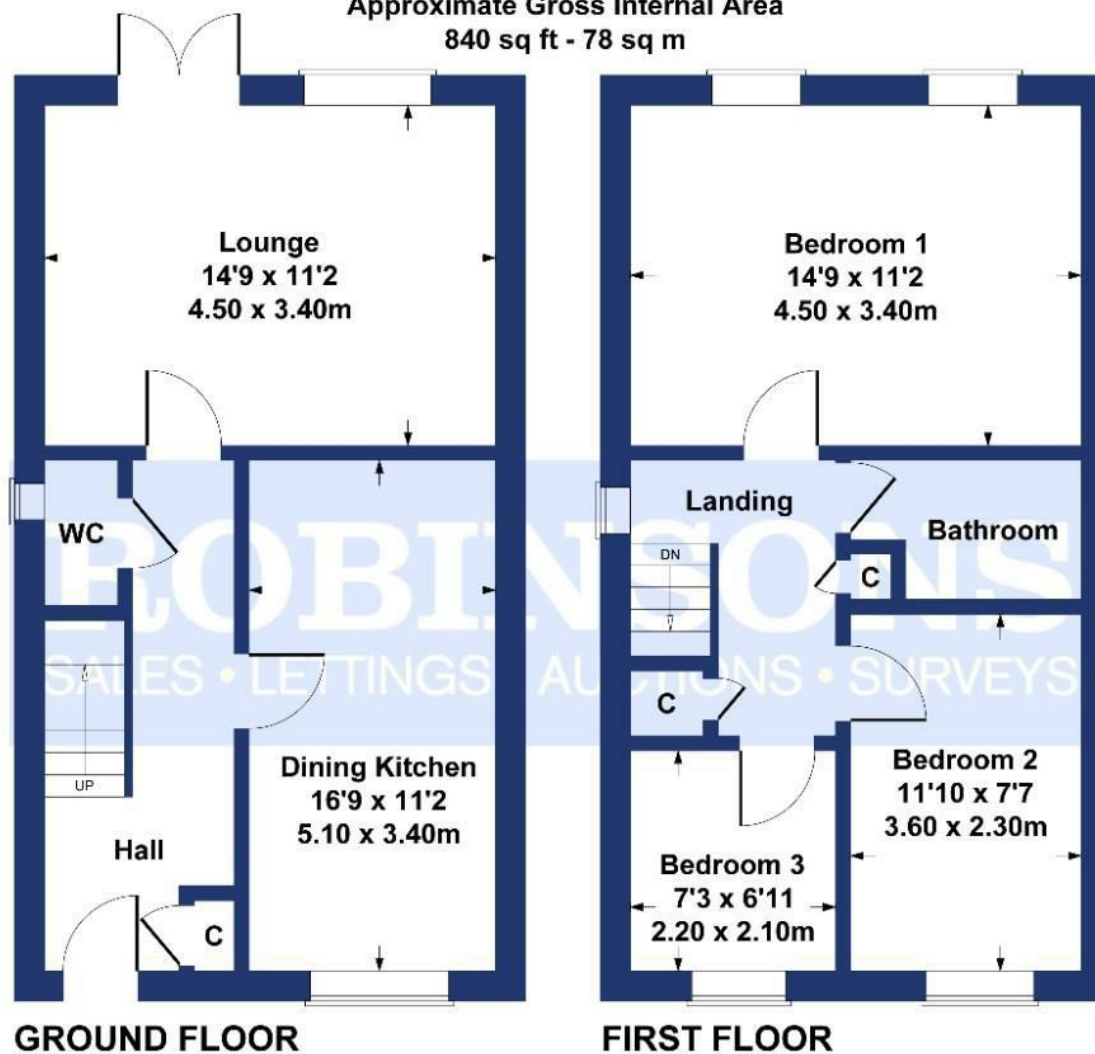
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Copthill Way

Approximate Gross Internal Area
840 sq ft - 78 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(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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