



Woodland Crescent, Kelloe, DH6 4NA
3 Bed - House - Semi-Detached
£120,000

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Woodland Crescent Kelloe, DH6 4NA

This superb extended semi detached home in Kelloe, Durham, offers flexible two/three bedroom accommodation, making it an excellent choice for first time buyers or young families. Situated in Kelloe on the outskirts of Coxhoe and within easy reach of Durham City, the property combines comfortable living space with a generous rear garden and convenient access to local amenities and road links.

The entrance hallway leads into a welcoming lounge, providing a comfortable setting for relaxing and spending time together. An additional ground floor reception room offers valuable flexibility and could serve as a dining room, home office, playroom or third bedroom, depending on individual requirements. This adaptable layout will appeal to buyers seeking a home that can accommodate changing needs.

The modern fitted kitchen provides a practical space for everyday cooking, with fitted storage and work surfaces. A separate utility room complements the kitchen, offering useful additional space for laundry and household tasks. Together, these rooms support the practical demands of everyday family life while allowing the main reception areas to be enjoyed for living and entertaining.

Upstairs, the first floor comprises two double bedrooms, each offering space for bedroom furniture. A bathroom with WC completes the accommodation. The property also benefits from UPVC double glazing.

Outside, the large rear garden is a particular highlight, enjoying a private, sunny aspect with ample space for outdoor seating, children's play and gardening. It provides an appealing setting for relaxing or spending time with family and friends. To the front, there is possible off street parking.

Kelloe offers access to local amenities, with further shopping and everyday facilities available in nearby Coxhoe. Durham City is also readily accessible, while good road links connect the surrounding area.





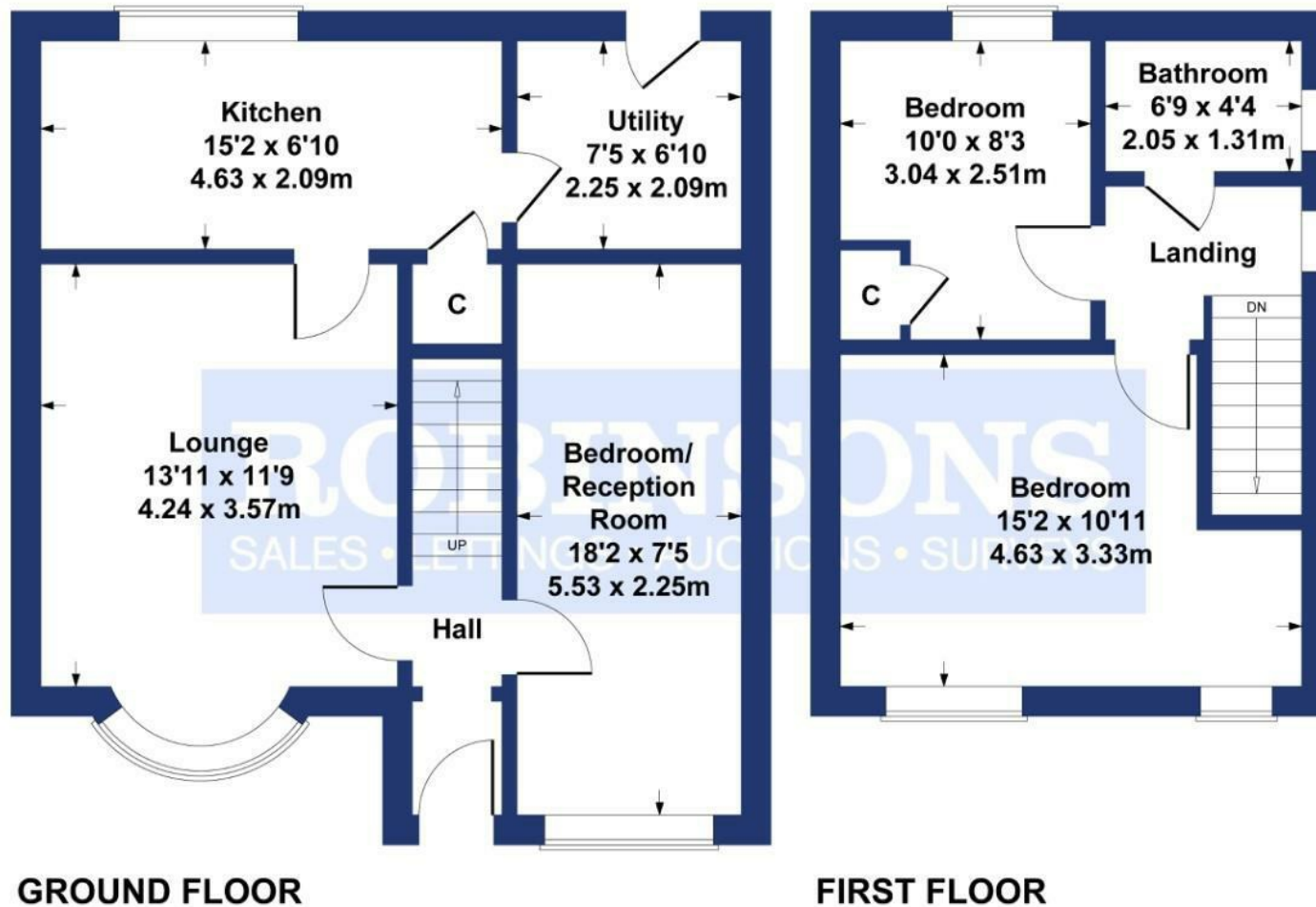






Woodland Crescent

Approximate Gross Internal Area
872 sq ft - 81 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		
(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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