



Welby Way, Coxhoe, DH6 4BT
3 Bed - House - Semi-Detached
O.I.R.O £185,000

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Welby Way Coxhoe, DH6 4BT

Stunning Family or First Home ** Stylish Sycamore Design ** Pleasant Position ** Popular Village Location ** Good Local Amenities & Road Links ** Rear Garden ** Detached Garage & Driveway ** Large Master Suite With En-Suite & Dressing Area ** Competitive Price ** Early Viewing Advised **

The floor plan comprises: entrance hallway, cloak/wc, modern fitted kitchen dining room with a range of integral appliances, comfortable living room with french doors to the rear garden. The first floor has two bedrooms and family bathroom/wc, whilst the top floor has the large master suite with en-suite shower room/wc and dressing area. Outside the property occupies a pleasant position with front and rear gardens, detached garage with driveway.

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.











GROUND FLOOR

Entrance Hallway

WC

Kitchen / Dining Room

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

Lounge

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

FIRST FLOOR

Bedroom Two

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

Bedroom Three

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

Study

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

Bathroom

SECOND FLOOR

Bedroom One

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

En-Suite

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold.

Council Tax: Durham County Council, Band C - Approx. £2161p.a

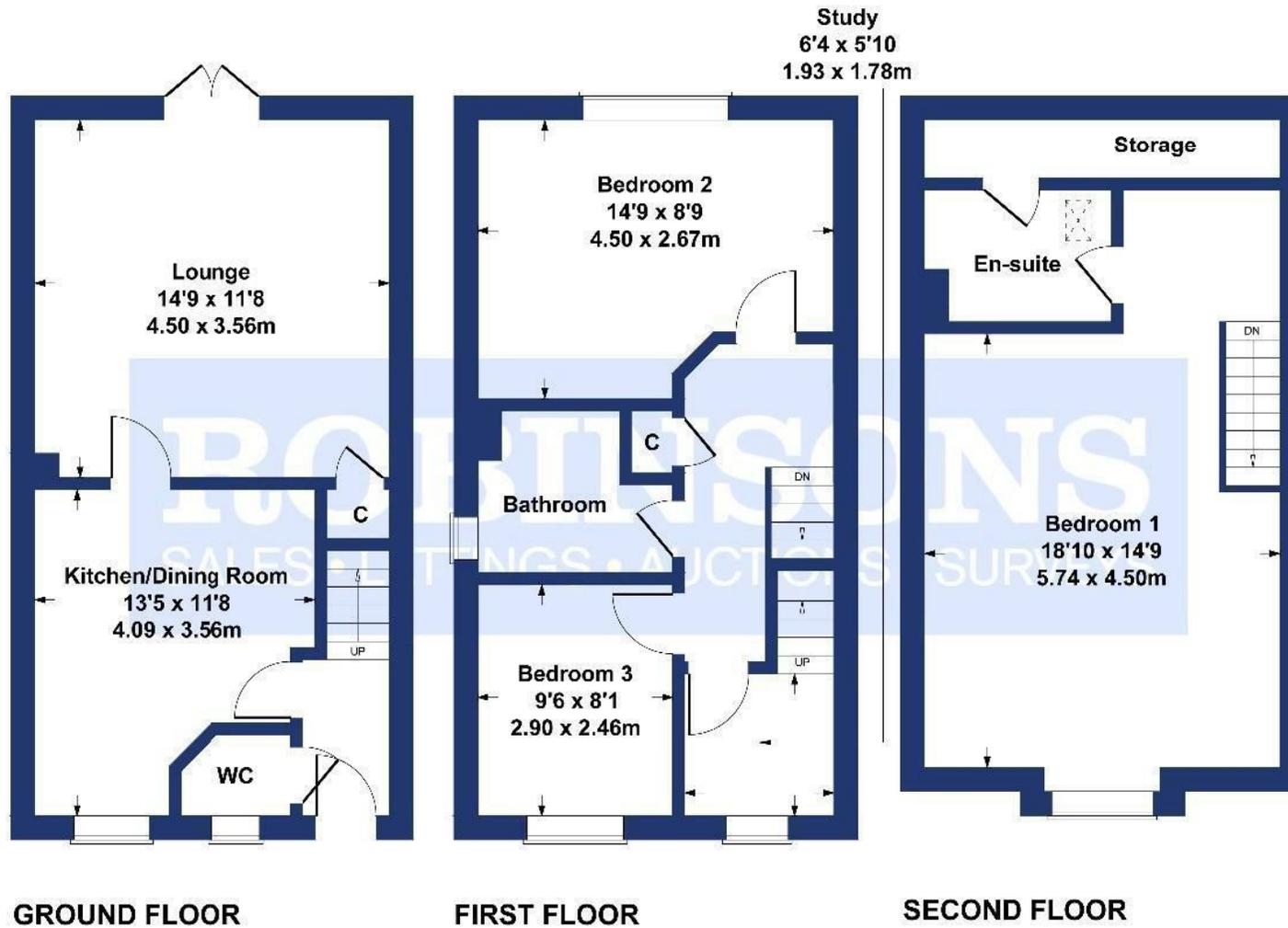
Energy Rating: B

There is an Estate Charge of £14.00 pcm

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
1243 sq ft - 115 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	85	95
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 2023

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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