

Woodland Crescent, Kelloe, DH6 4LU
2 Bed - House - Semi-Detached
£89,995

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Woodland Crescent
Kelloe, DH6 4LU

Stunning First or Young Family Home ** Detached Garage ** Village Setting ** Outskirts of Durham ** Enclosed Rear Garden ** Early Viewing Advised **

This well-presented home has been carefully maintained by the current owners and offers thoughtfully arranged accommodation throughout. The ground floor features an entrance lobby with stairs rising to the first floor, a comfortable lounge, and an open-plan kitchen/breakfast room fitted with a modern selection of wall and base units, complemented by a breakfast bar. From the rear lobby, which provides access to the garden via a side door, there is also a useful storage cupboard and a convenient cloakroom/WC.

On the first floor, there are two bedrooms, including a principal bedroom with a generous walk-in cupboard positioned over the stairs, along with a well-appointed bathroom.

Outside, the property benefits from gardens to both the front and rear, mainly laid to lawn. The rear garden also includes a raised decked terrace, offering a pleasant space for outdoor seating and entertaining. A shared driveway leads to a garage with an up-and-over door, providing secure parking and additional storage.

Kelloe is just a short drive from Coxhoe, which offers a good selection of everyday shops and amenities. For a wider choice of shopping, leisure, and recreational facilities, Durham City Centre is easily accessible. The village is also well placed for commuters, with the nearby A177 providing routes to Sedgefield, Teesside, and Durham, as well as convenient access to the A1(M) motorway interchange at Bowburn.
















FAIRY













GROUND FLOOR

Hallway

Lounge
13'11 x 12'0 (4.24m x 3.66m)

Kitchen Diner
15'2 x 6'10 (4.62m x 2.08m)

Rear Lobby

WC

FIRST FLOOR

Bedroom
11'10 x 11'1 (3.61m x 3.38m)

Bedroom
11'10 x 8'4 (3.61m x 2.54m)

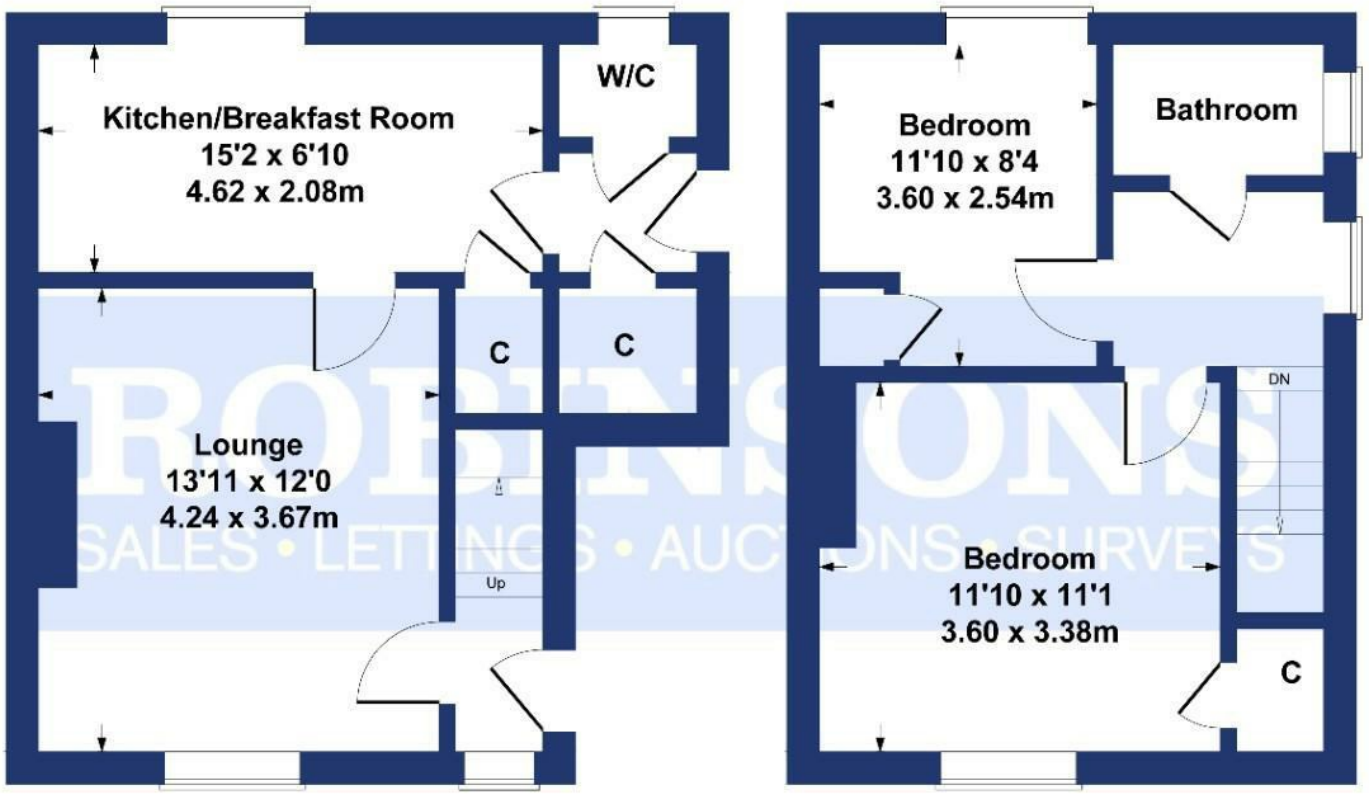
Bathroom/WC

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 6 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Energy Rating: D

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.

Woodland Crescent

Approximate Gross Internal Area
699 sq ft - 65 sq m



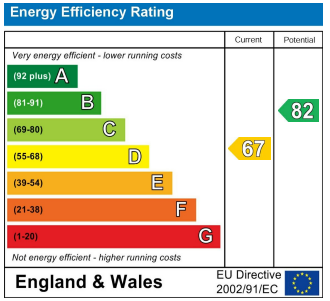
GROUND FLOOR **FIRST FLOOR**

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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. 2025



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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