



Woodland Crescent, Kelloe, DH6 4NA  
3 Bed - House - Semi-Detached  
O.I.R.O £115,000

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# Woodland Crescent

## Kelloe, DH6 4NA

Ideally Starter or Family Home \*\* Large Corner Plot Offering Further Potential \*\* Spacious & Versatile Accommodation \*\* Ample off Street Parking \*\* Boarded Loft Space \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Village Location \*\* Outskirts of Durham City & Coxhoe Village \*\* Good Road Links \*\* Must Be Viewed \*\*

The floor plan comprises: entrance hallway, comfortable lounge, fitted kitchen breakfast room, rear lobby, additional reception room or bedroom with en-suite bathroom/WC. The first floor has two good size bedrooms and a further bathroom/WC with bath shower attachments. There is also pull down ladder access to the boarded loft space which has carpet floor and velux window. Outside the property occupies a large corner plot with gardens front and rear. The front provides ample parking, whilst the rear enjoys an enclosed garden with a high degree of privacy.

Kelloe benefits from a strategically advantageous position, providing convenient access to nearby Coxhoe, renowned for its array of indispensable shops and amenities. Moreover, its proximity to Durham City Centre ensures residents have access to a comprehensive selection of shopping and recreational facilities.

Furthermore, Kelloe's strategic location is particularly advantageous for commuters. Situated close to the A(177) Highway, it offers seamless connections to key destinations such as Sedgefield, Teesside, Durham, and the A1(M) Motorway Interchange at Bowburn. This accessibility makes Kelloe an ideal choice for those who need to travel for work or leisure, facilitating a convenient lifestyle for its residents.









## GROUND FLOOR

### Entrance Hallway

### Lounge

15'04 x 11'09 (4.67m x 3.58m)

### Kitchen Breakfast Room

15'03 x 8'04 (4.65m x 2.54m)

### Rear Lobby

### Bedroom or Reception Room

12'07 x 10'09 (3.84m x 3.28m)

### En-Suite Bathroom/WC

## FIRST FLOOR

### Bedroom

11'10 x 11'11 (3.61m x 3.63m)

### Bedroom

9'10 x 8'04 (3.00m x 2.54m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 43 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

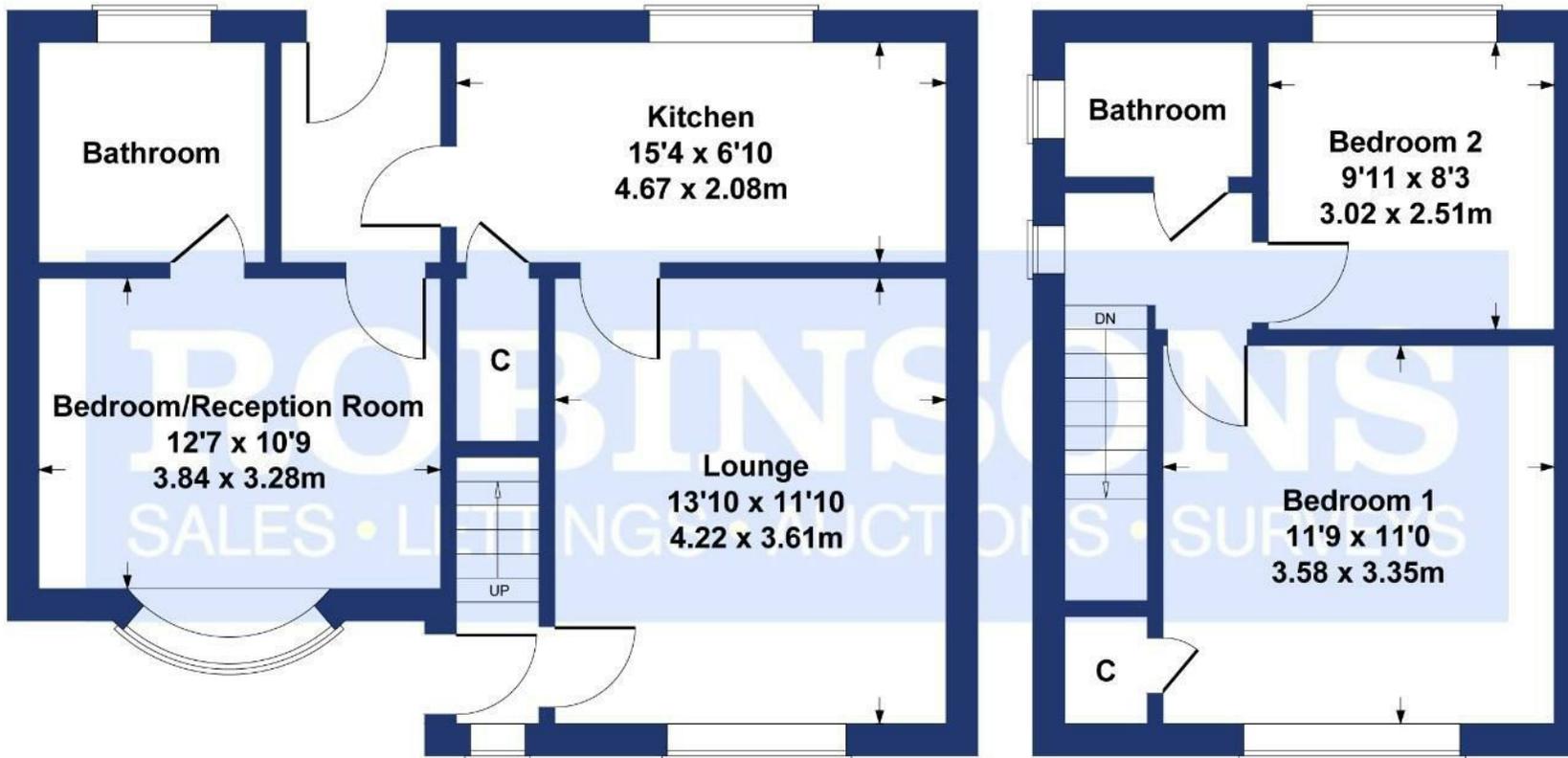
Energy Rating: C



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.

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Approximate Gross Internal Area  
878 sq ft - 82 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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