



Welby Way, Coxhoe, DH6 4BT
3 Bed - House - Detached
O.I.R.O £209,950

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No Upper Chain ** Former Redwood Design Show Home ** Pleasant Position ** Popular Village Location ** Good Local Amenities & Road Links ** Rear Garden ** Garage & Driveway ** Two Bathrooms ** 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 three bedrooms, master en-suite shower room/wc and a family bathroom/wc. Outside the property occupies a pleasant position with front and rear gardens, 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.

Agent Note - Internal images are from when the property was the developer show home, and for illustration purposes only.

EPC rating B
Council tax band C - approx. £1959pa
Annual estate management and maintenance fees applicable of approximately £159.58



GROUND FLOOR

Hallway

WC

4'11 x 3'3 (1.50m x 0.99m)

Kitchen Area

8'8 x 9'2 (2.64m x 2.79m)

Dining Area

11'2 x 8'6 (3.40m x 2.59m)

Lounge

14'4 x 10'11 (4.37m x 3.33m)

FIRST FLOOR

Bedroom

11'0 x 10'7 (3.35m x 3.23m)

En-Suite

7'10 x 4'5 (2.39m x 1.35m)

Bedroom

12'4 x 9'0 (3.76m x 2.74m)

Bedroom

10'10 x 9'2 (3.30m x 2.79m)

Bathroom/WC

8'10 x 6'6 (2.69m x 1.98m)

Agent note

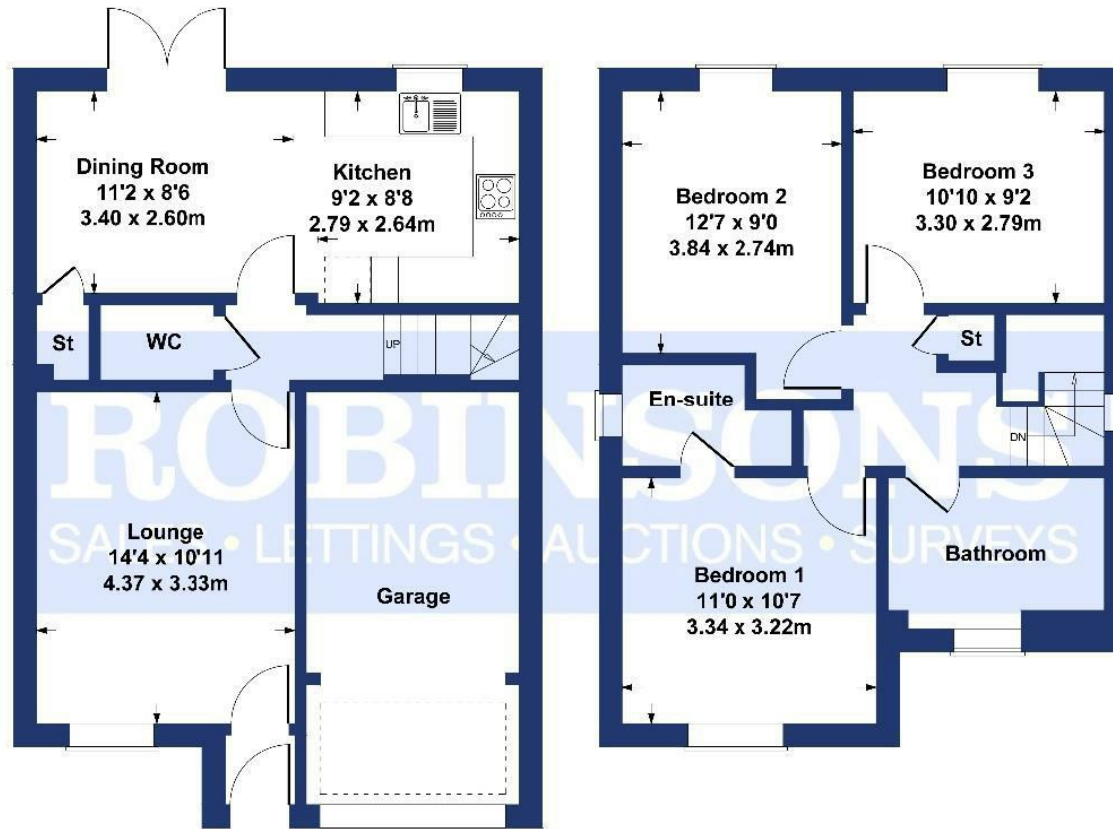
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Welby Way

Approximate Gross Internal Area
1143 sq ft - 106 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.