

Westcott Drive, Durham Moor, DH1 5AG
3 Bed - House - Semi-Detached
O.I.R.O £289,950

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Westcott Drive
Durham Moor, DH1 5AG







Occupying a pleasant position at the head of a peaceful cul-de-sac, this attractive three-bedroom semi-detached home offers spacious accommodation, enclosed gardens and excellent access to Durham City Centre. Situated within a popular residential neighbourhood, the property is ideally suited to families, first-time buyers and those seeking a convenient location.

The accommodation begins with a welcoming entrance hallway leading into a generous open-plan lounge and dining room, featuring a bay window, attractive fireplace, painted wooden flooring and direct access to the rear garden. The kitchen is fitted with a range of units, electric hob, separate oven and integrated fridge and freezer. An adjoining utility room provides additional space for laundry appliances, with access to both the garden and garage.

To the first floor are three bedrooms and a stylish refitted family bathroom with bath and mains-fed shower over. The second bedroom benefits from infrared panel heating, with existing pipework allowing for a conventional radiator if preferred.

Externally, there are lawned gardens to the front and rear, with the enclosed rear garden offering an ideal space for relaxing or entertaining. A block-paved driveway provides off-street parking and leads to an attached garage with power and lighting. An EV charging point is another practical addition.

Westcott Drive enjoys a sought-after position close to the shops and amenities of Framwellgate Moor, while Durham City Centre is just over a mile away. The University Hospital, New College, County Hall, Land Registry and Aykley Heads are all conveniently accessible, together with excellent transport connections via the nearby A167.

An appealing family home offering generous living space, a peaceful setting and excellent everyday convenience.























Agent Notes
Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – No

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

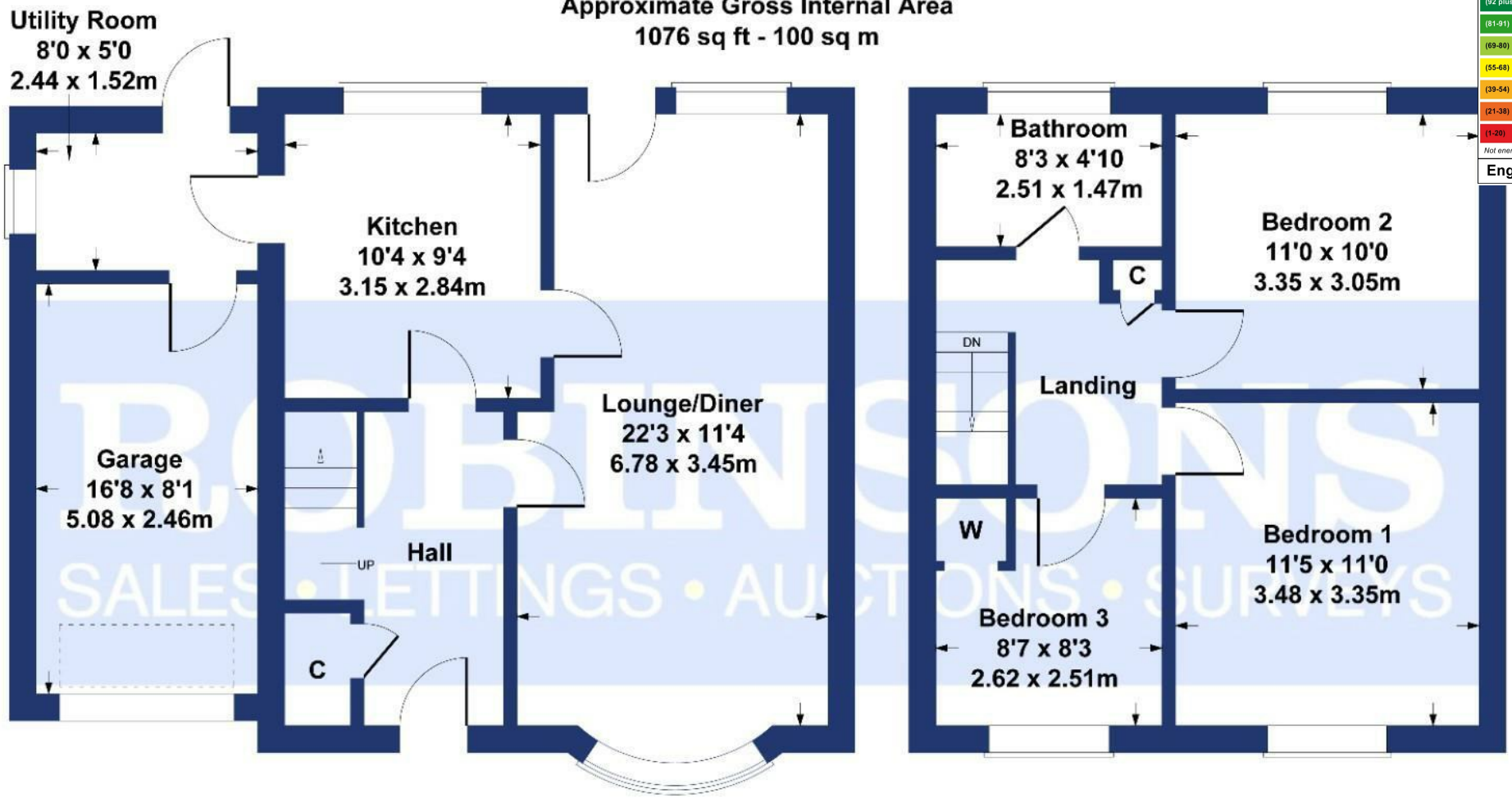
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

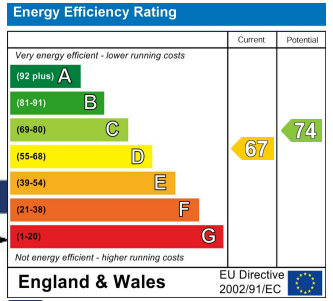
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Westcott Drive

Approximate Gross Internal Area
1076 sq ft - 100 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. 2026

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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