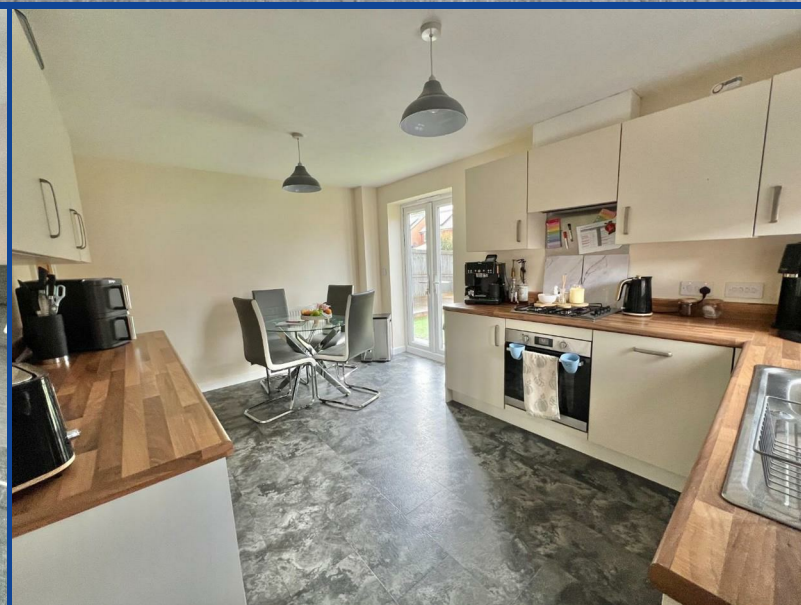
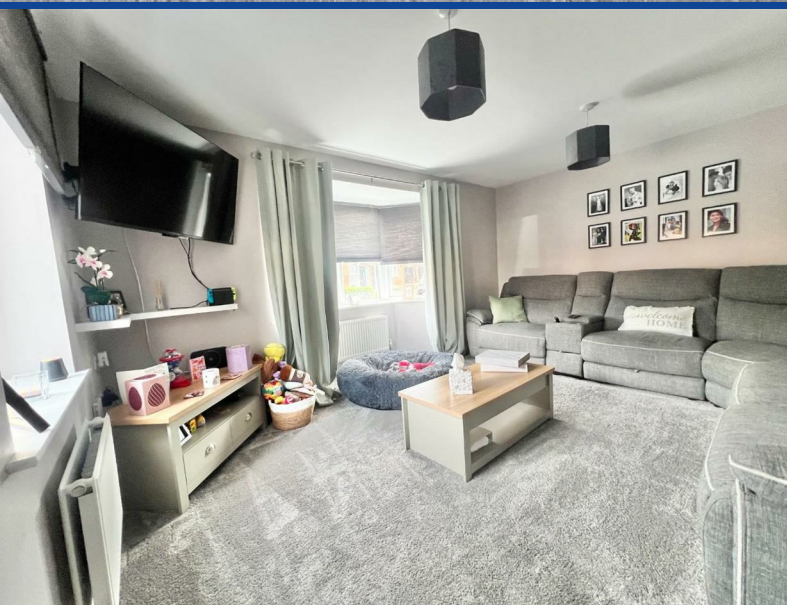




Wellhouse Road, DL5 4FF
3 Bed - House - Detached
£190,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the sales market this beautifully presented three-bedroom detached family home, complete with driveway, garage, and enclosed rear garden. Situated on a modern residential development within the popular Cobblers Hall area of Newton Aycliffe, the property enjoys a convenient location close to a range of local amenities and schooling.

The home benefits from gas central heating and UPVC double glazing throughout.

The well-appointed accommodation briefly comprises an inviting entrance hallway, a convenient ground floor cloakroom/WC, and a spacious lounge overlooking the front aspect. To the rear, the stylish kitchen/dining room is fitted with a range of modern wall, base and drawer units, offering ample storage and workspace, with room for appliances and a family dining table. French doors provide direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Completing the accommodation is a contemporary family bathroom.

Externally, the property features a driveway leading to a garage positioned to the side of the house. Gravelled areas to the front and side provide additional low-maintenance outdoor space and practical bin storage. The enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and a timber decked seating area, perfect for outdoor relaxation.

Early viewing is highly recommended to fully appreciate the quality, space, and location this superb home has to offer. Contact Robinsons today to arrange your viewing.

Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold

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 – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known, check with seller

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 – no

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

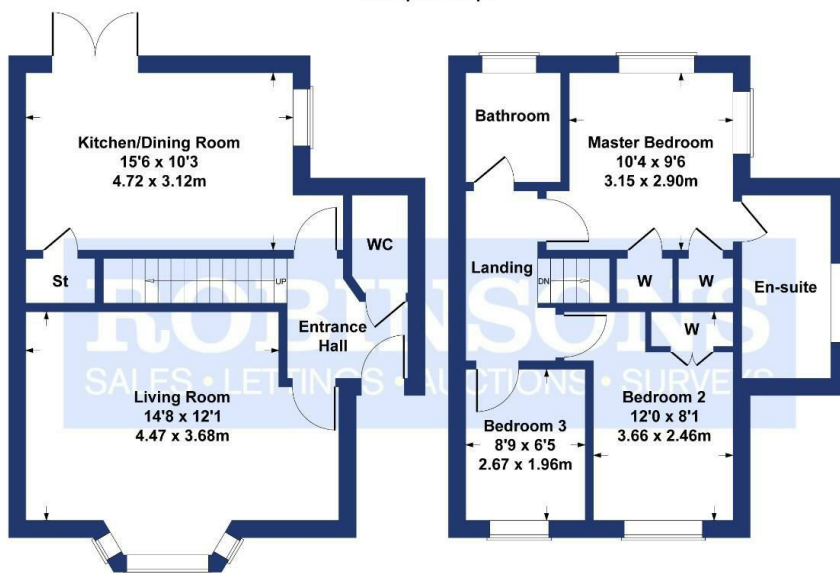
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Willhouse Road Newton Aycliffe

Approximate Gross Internal Area
969 sq ft - 90 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

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

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DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

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E: info@robinsonsdurham.co.uk

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45 Front Street
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E: info@robinsonscs.co.uk

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E: info@robinsonsbishop.co.uk

CROOK

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T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

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DH16 6QE

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E: info@robinsonsspenny Moor.co.uk

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3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



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