



Woodland Crescent, Kelloe, DH6 4LU  
2 Bed - House - Semi-Detached  
Offers Over £99,950

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# Woodland Crescent Kelloe, DH6 4LU

An absolute credit to its current owners; it is with pleasure that we offer to the market with NO ONWARD CHAIN, this immaculate semi detached house with two double bedrooms & single garage, situated pleasantly within the popular, family orientated area of Kelloe. Upgraded & modernised to that of an exceptionally high standard, this generously proportioned residence is the perfect purchase for clients seeking that 'move-in ready' home. Benefiting from gas central heating via a re-fitted 'Potterton' combi boiler & double glazing throughout, this tastefully decorated home briefly comprises: welcoming entrance hallway with stairs to the first floor, lovely lounge with window to front elevation, a beautiful breakfasting kitchen with a range of fitted wall & base units & further access into a side lobby with storage & ground floor cloaks/wc. The first floor landing boasts two double bedrooms (both with fitted wardrobes) & bathroom with modern white three piece suite. Externally, this desirable home enjoys a spectacular sized garden to the rear with lawn & decking areas & the shared driveway leads to a detached single garage. We highly recommend through internal inspection in order to fully appreciate the style, standard, layout, quality & style of this stunning home for sale.

Kelloe is conveniently situated for access to nearby Coxhoe where there are a good range of everyday shops and amenities available, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre. Kelloe is conveniently located for commuting purposes being close to the A(177) Highway which offers access to Sedgefield, Teesside and Durham, as well as the A1(M) Motorway Interchange at Bowburn.













**ENTRANCE LOBBY**

**LOUNGE**

13'11 x 11'7 (4.24m x 3.53m)

**KITCHEN / DINING AREA**

15'1 x 6'11 (4.60m x 2.11m)

**INNER LOBBY**

**GROUND FLOOR CLOAKS / WC**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

11'7 x 11'2 (3.53m x 3.40m)

**BEDROOM TWO**

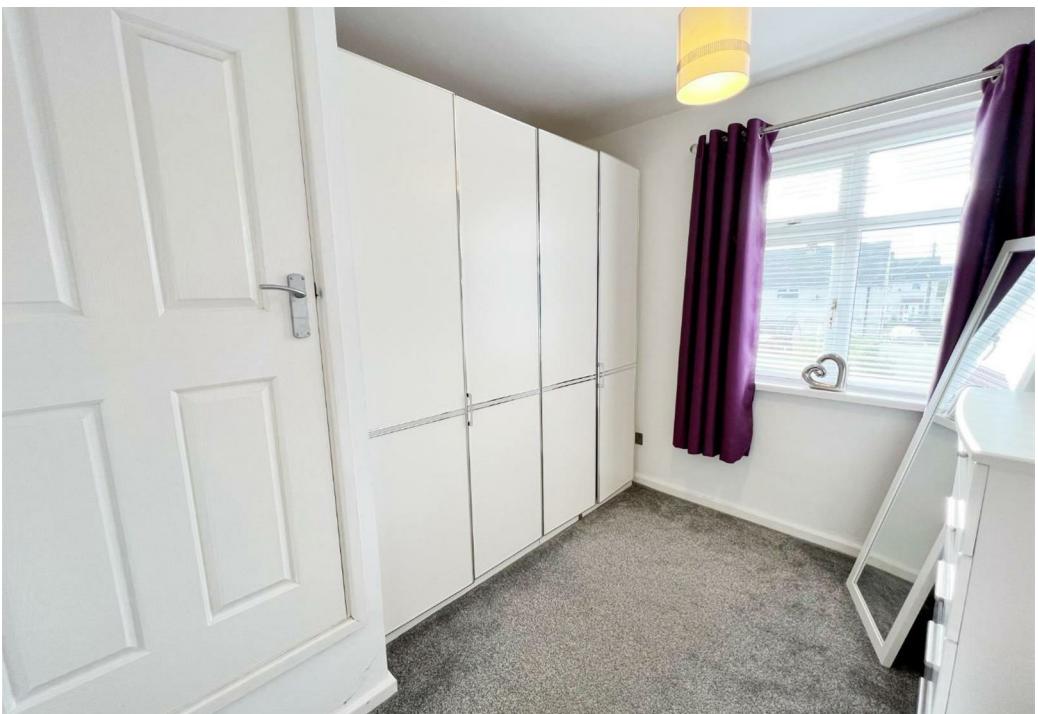
9'11 x 8'2 (3.02m x 2.49m)

**BATHROOM**

6'7 x 4'5 (2.01m x 1.35m)

**EXTERNALLY**

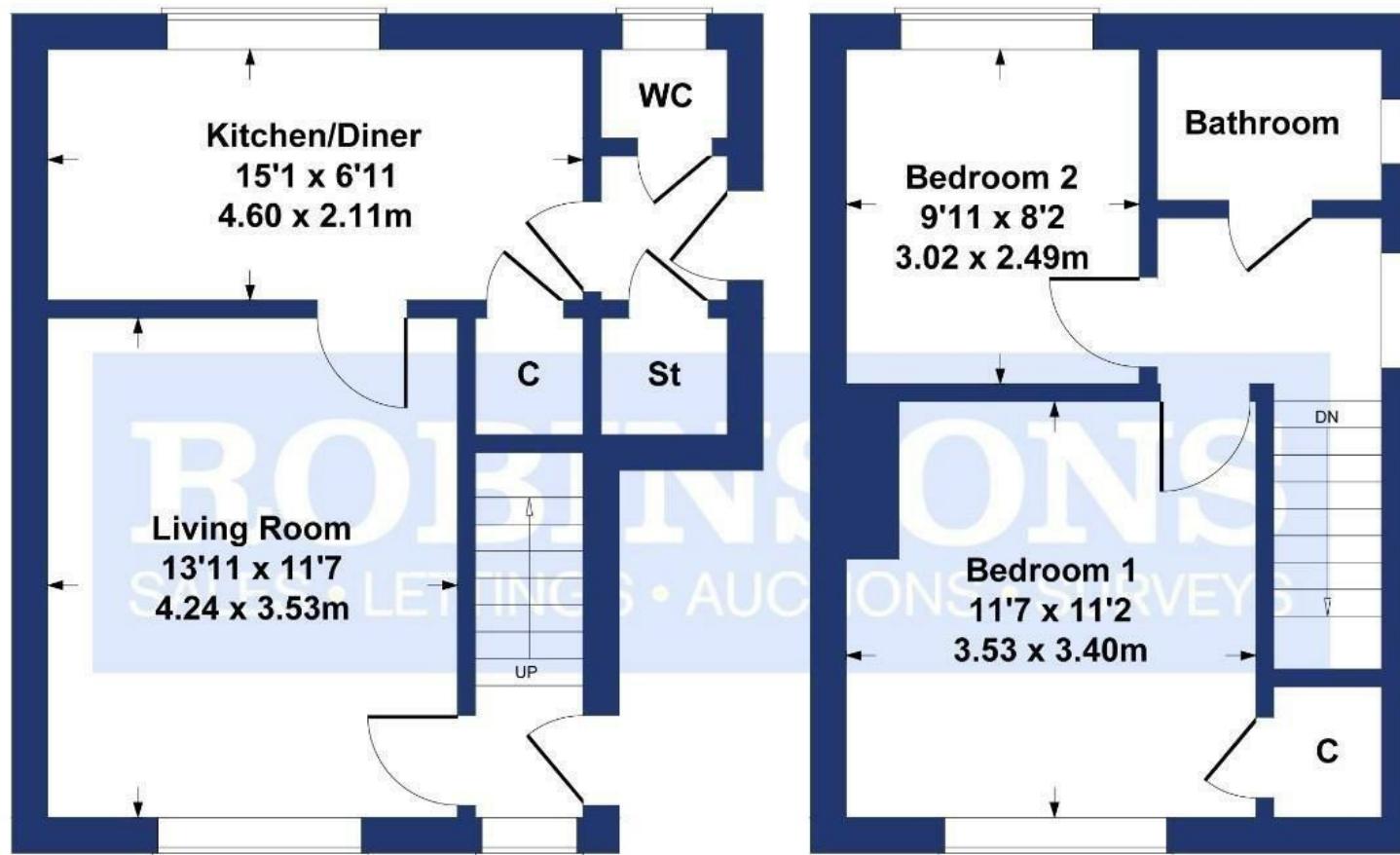
**SINGLE GARAGE**





## Approximate Gross Internal Area

688 sq ft - 64 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. 2021

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	
(81-91)	B	67	
(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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