

Prospect Place, Coxhoe, DH6 4LA
3 Bed - House - Townhouse
O.I.R.O £179,995

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Prospect Place
Coxhoe, DH6 4LA







Viewing Advised ** Stunning Modern Home ** Extended Layout ** Popular Location **

Beautifully presented and surprisingly spacious, this exceptional three-bedroom townhouse enjoys a pleasant cul-de-sac position within a popular modern development in Coxhoe, overlooking the community recreation area. Professionally and creatively decorated and furnished throughout, the property combines stylish interiors, contemporary finishes and thoughtful design, creating a warm and inviting home ideal for couples, first-time buyers and growing families.

Designed over three versatile floors, the layout offers an impressive balance of style, comfort and practicality. The ground floor comprises a welcoming entrance hallway, modern shower room, versatile third bedroom and useful utility room. The partially converted integral garage enhances the usable floor space, providing an ideal home office, music room, gym, playroom or additional storage space.

The first floor features a beautifully appointed modern kitchen breakfast room and an elegantly styled, comfortable living room, perfect for relaxing or entertaining. The second floor boasts two generous double bedrooms, including a principal bedroom with en-suite shower room, complemented by a stylish family bathroom.

Externally, the property benefits from double driveway parking and retained garage storage. The delightful, fully enclosed rear garden offers low-maintenance enjoyment, with patio and decking areas ideal for outdoor entertaining and al fresco dining.

Coxhoe is a sought-after village on the outskirts of Durham, offering a range of local amenities, schools, recreational facilities and excellent road links, including access to the A1(M).

Combining beautifully styled interiors, flexible accommodation, three bedrooms and three bathrooms, this home offers a wonderful opportunity to enjoy contemporary village living. Early viewing is highly recommended to fully appreciate the space, quality and attention to detail throughout.


Joy























Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – Approximately £165.10 per year
Assumed Property Construction – Standard
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
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. Check with seller.
Accessibility/Adaptations – Part garage conversion
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. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. 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.


Agile

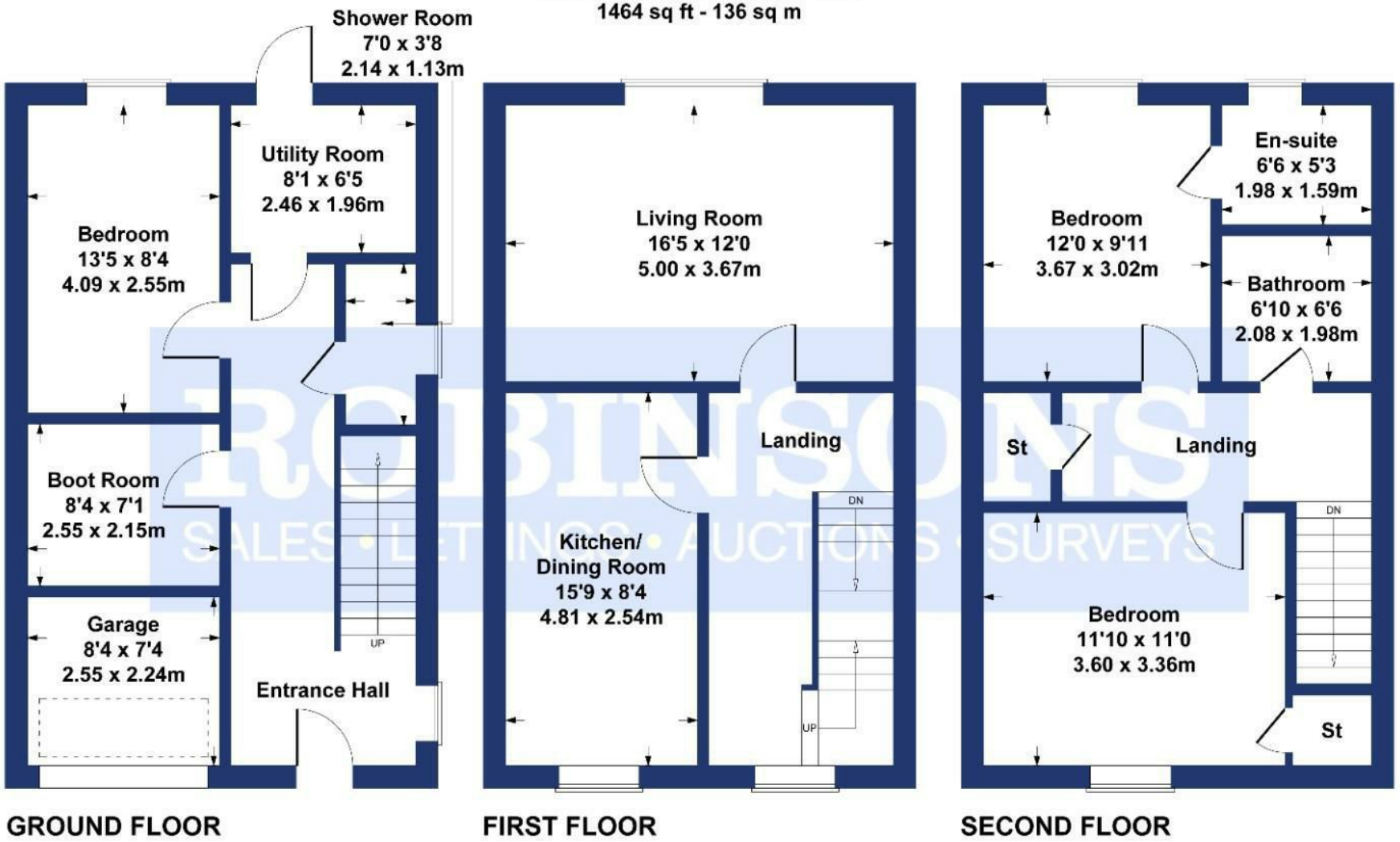


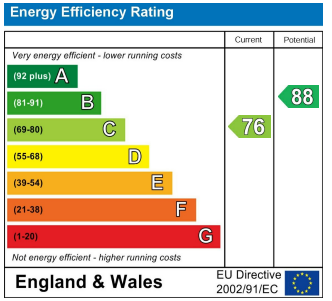




Prospect Place

Approximate Gross Internal Area
1464 sq ft - 136 sq m





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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