



Reed Close, Coxhoe, DH6 4FD  
3 Bed - House - Semi-Detached  
O.I.R.O £175,000

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## Reed Close Coxhoe, DH6 4FD

No Upper Chain \*\* Superb First or Family Home \*\* Pleasantly Situated on a Modern Development \*\* Double Drive Parking \*\* Landscaped Rear Garden with Patio Areas \*\* Popular Location on the Outskirts of Durham \*\* Close to Amenities & Major Road Links \*\* Must Be Viewed \*\*

The property benefits from uPVC double glazing, gas-fired central heating and the remainder of the NHBC building warranty. The well-planned accommodation comprises an entrance hallway, a convenient cloakroom/WC, an upgraded kitchen/dining room and a comfortable lounge featuring a media wall and French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a modern bathroom/WC with shower over the bath. Externally, the property offers a double driveway to the rear along with a landscaped garden featuring lawn and patio areas, ideal for outdoor relaxation and entertaining.

The property is situated within a ten-minute walk of the village centre, providing easy access to everyday shops and amenities. More extensive shopping, leisure and recreational facilities are available in Durham City, Durham City Retail Park at Gilesgate and the nearby town of Sedgefield. Excellent road links are provided via the nearby A177, offering convenient access to Durham City, Teesside and the A1(M) motorway interchange at Bowburn.





















#### Location

Coxhoe is a well-established and popular village in Durham, situated approximately five miles south of Durham City. It is close to both countryside and major urban centres, making it appealing to a wide range of buyers looking for village life with convenience.

The village provides a good selection of local amenities to support day-to-day living, including a Co-operative supermarket, independent shops, a post office, chemist, cafés, takeaways and public houses. There are also healthcare facilities nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is well served by public transport, with regular bus services connecting the village to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For road users, the village is particularly well placed, with easy access to the A177 and nearby links to the A1(M). This allows straightforward travel north and south, with Durham City, Newcastle, Teesside and other key regional centres all within comfortable commuting distance.

#### GROUND FLOOR

##### Hallway

##### WC

##### Kitchen Diner

13'4 x 11'6 (4.06m x 3.51m)

##### Lounge

14'7 x 11'7 (4.45m x 3.53m)

#### FIRST FLOOR

##### Bedroom

12'10 x 9'7 (3.91m x 2.92m)

##### Bedroom

9'9 x 8'7 (2.97m x 2.62m)

##### Bedroom

6'10 x 5'11 (2.08m x 1.80m)

##### Bathroom/WC

8'7 x 5'5 (2.62m x 1.65m)

#### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Tenure: Freehold

Estate Management Charge - The annual estate management fee is £114.67

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 – We are 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

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. Accessibility/Adaptations – NA

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.

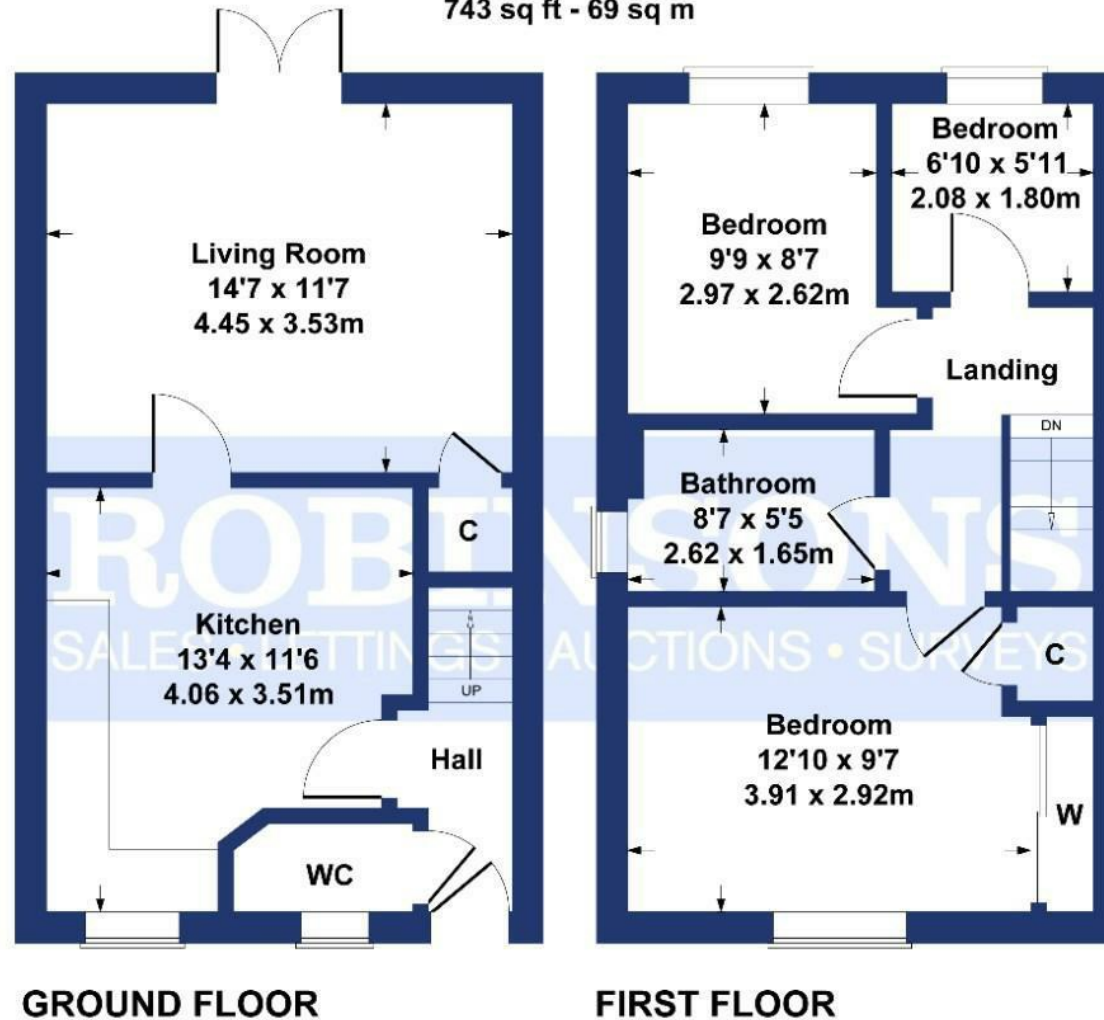






# Reed Close

Approximate Gross Internal Area  
743 sq ft - 69 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>96</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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