



Blackiston Close, Coxhoe, DH6 4SU
4 Bed - House - Detached
£255,000

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Blackiston Close Coxhoe, DH6 4SU

Robinsons are delighted to offer to the market this stunning four-bedroom detached family home, beautifully presented throughout and ideally suited to modern family living.

The well-designed accommodation begins with a welcoming entrance hallway which leads into a spacious and comfortable living room, perfect for relaxing with family and friends. To the rear of the property is an impressive open-plan kitchen and dining area, creating the heart of the home and an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and benefits from French doors opening directly onto the rear garden, allowing plenty of natural light to flow through. A practical utility room and ground floor WC complete the accommodation on this level.

To the first floor are four generously sized bedrooms, including an excellent principal bedroom with a stylish en-suite shower room. The remaining bedrooms are well served by a modern family bathroom.

Externally, the property boasts a double driveway providing ample off-street parking, together with a garage. The enclosed rear garden has been thoughtfully landscaped and features attractive patio seating areas, creating a wonderful outdoor space for relaxing and entertaining.

This exceptional family home must be viewed to fully appreciate the quality, space and accommodation on offer.

Coxhoe is a highly regarded village situated approximately five miles south of Durham City, offering the perfect blend of countryside surroundings and everyday convenience. The village benefits from a wide range of local amenities including a Co-operative supermarket, independent shops, post office, pharmacy, cafés, takeaways and public houses. Leisure facilities are also available, including Active Life @ Coxhoe, which offers gym and sporting facilities.

Excellent transport links make Coxhoe particularly attractive to commuters, with regular bus services to across the North East.













Hallway

Lounge

14'8 x 11'4 (4.47m x 3.45m)

Kitchen / Diner

17'9 x 10'1 (5.41m x 3.07m)

Utility room

5'2 x 5'2 (1.57m x 1.57m)

W/C

Landing

Bedroom One

12'7 x 10'1 (3.84m x 3.07m)

Ensuite

7'7 x 4'2 (2.31m x 1.27m)

Bedroom Two

12'7 x 8'7 (3.84m x 2.62m)

Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)

Bedroom Four

12'3 x 8'6 (3.73m x 2.59m)

Bathroom

7'0 x 6'3 (2.13m x 1.91m)

Agent Notes

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

Tenure: Freehold

Estate Management Charge – £141p.a

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 – N/A

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.

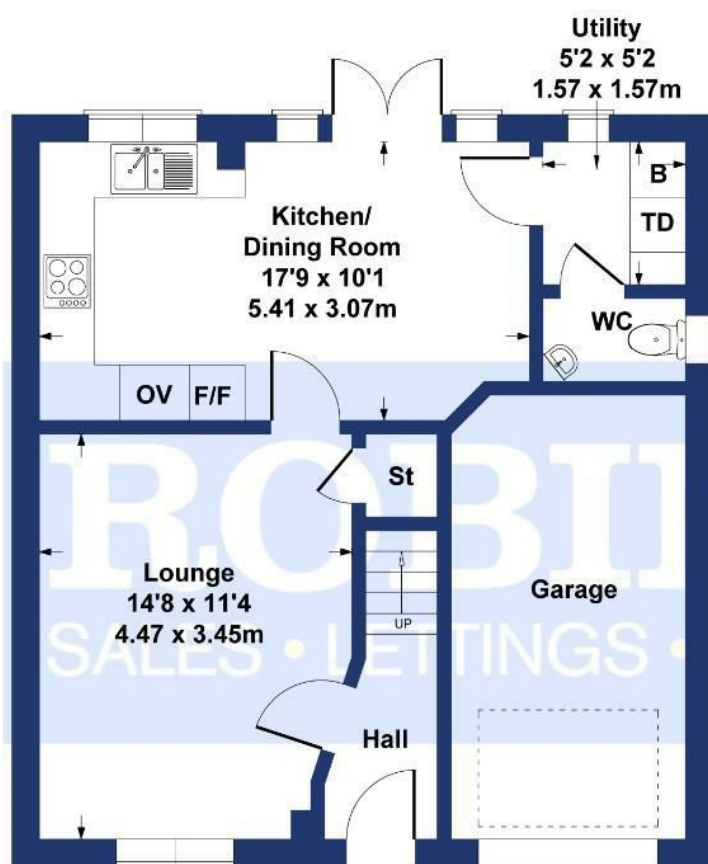
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

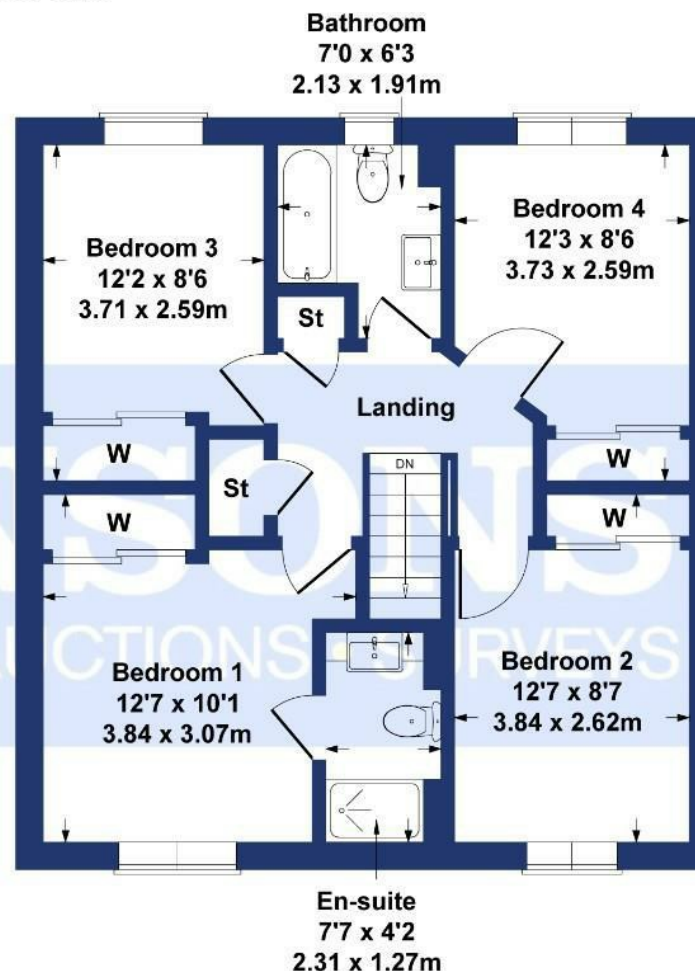


Blackiston Close

Approximate Gross Internal Area
1183 sq ft - 110 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		94
(81-91) B	84	
(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	

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.

