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Ashbourne Drive, Coxhoe, DH6 4SW  
4 Bed - House - Detached  
Offers Over £280,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Ashbourne Drive Coxhoe, DH6 4SW

Superb Family Home \*\* Private Rear Garden \*\* Upgraded & Remodelled \*\* Popular Village Location \*\* Good Road Links \*\* Must Be Viewed \*\*

An exceptional example of modern family living, this beautifully remodelled and fully refurbished four-bedroom home occupies a generous plot within the sought-after village of Coxhoe. Thoughtfully redesigned by the current owners, the property combines contemporary style, versatile accommodation and excellent practicality, creating a home ready to move straight into.

At the heart of the property is the impressive open-plan kitchen, dining and family space spanning the rear of the home. Designed for both everyday living and entertaining, this superb room enjoys an abundance of natural light and direct access to the rear garden, creating a seamless indoor-outdoor connection. A spacious lounge provides a relaxing retreat, while the converted garage offers valuable additional living space, ideal as a playroom, home office, snug or media room. A separate utility and WC further enhances the practicality of the layout.

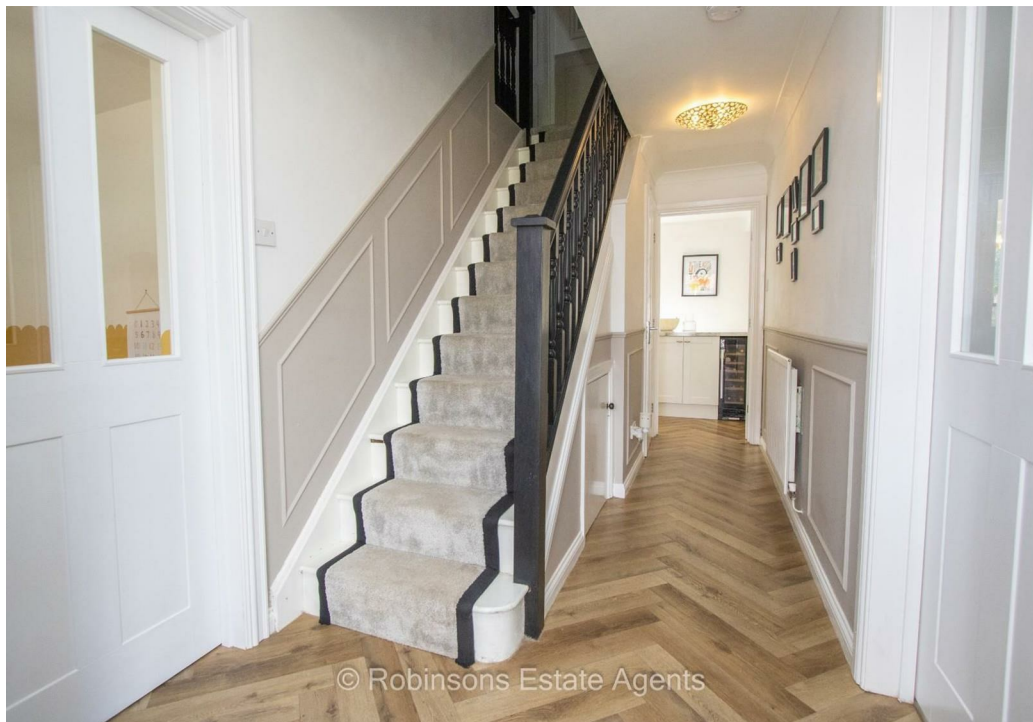
To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with stylish en-suite facilities. The remaining bedrooms are served by a contemporary family bathroom, with both the en-suite and bathroom having been renovated within the last six months.

Externally, the property enjoys generous outdoor space ideal for families and entertaining. To the front, a private driveway provides ample off-road parking and benefits from an electric vehicle charging point.

Further improvements include brand-new windows installed within the last year, together with newly fitted fascia boards, soffits and guttering, offering peace of mind and minimal maintenance for years to come.

Ideally positioned close to Coxhoe's local amenities, schools and services, the property also offers excellent commuter links via the nearby A1(M), with Durham City approximately five miles away.







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### Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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

Selective licencing area – 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. Check with seller.

Accessibility/Adaptations – NA

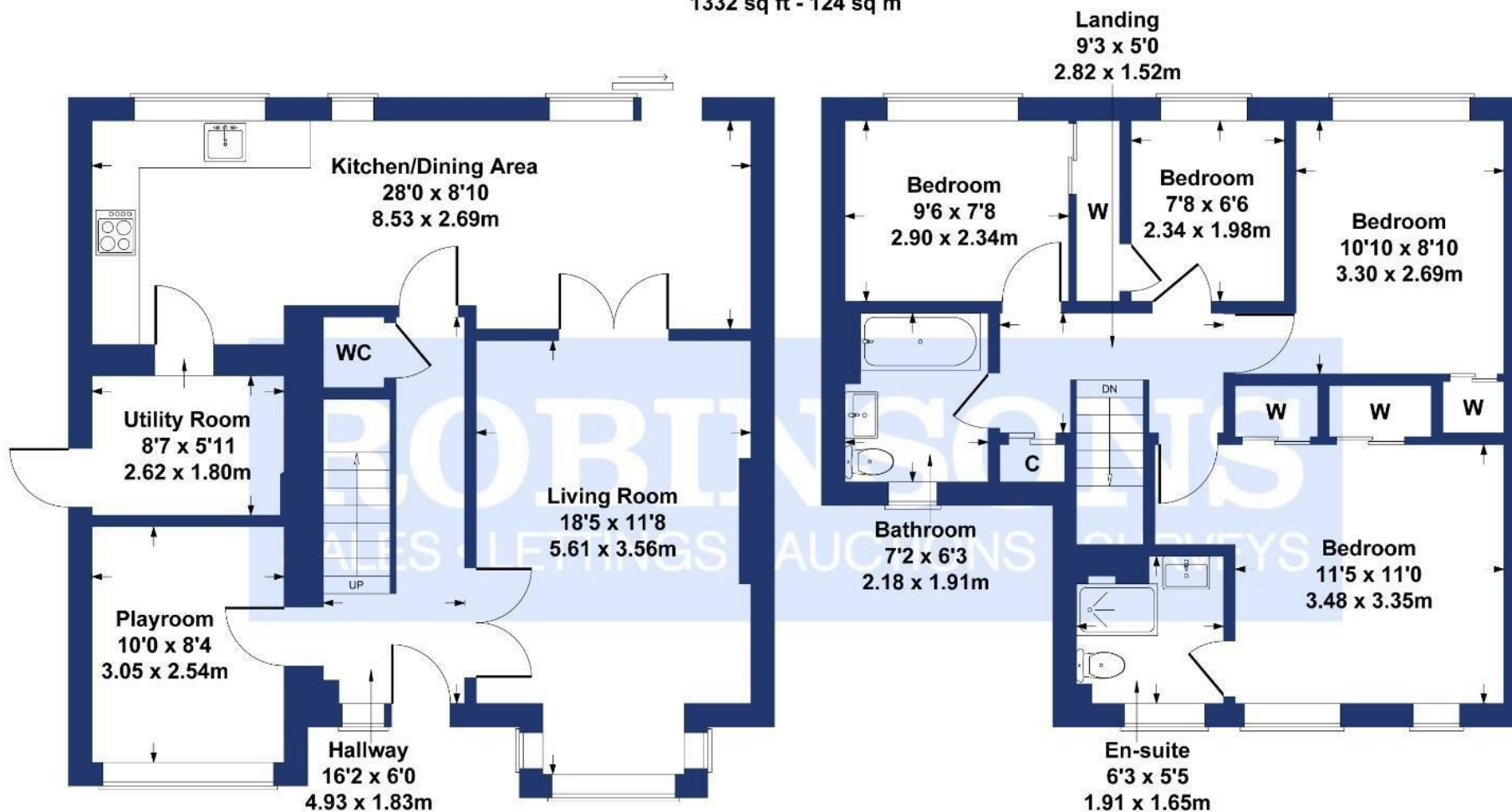
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Ashbourne Drive

Approximate Gross Internal Area  
1332 sq ft - 124 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |           |

80

68

## 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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