



Sandgate, Coxhoe, DH6 4LB
4 Bed - House - Detached
£275,000

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Sandgate

Coxhoe, DH6 4LB

Set in a peaceful, tucked away position in the popular village of Coxhoe, this beautifully updated four bedroom detached home combines superb energy efficiency with stylish modern living. With solar panels, battery storage, an electric heat pump, and full air conditioning, it offers year round comfort with impressively low running costs.

The remodelled ground floor has been thoughtfully designed to maximise space and flexibility. The entrance hall leads to a professionally converted garage, now a highly versatile room perfect as a second reception area, home office, gym, or even an additional bedroom.

The main lounge is a welcoming space with a bay window and a natural flow through to the dining room, where French doors open directly onto the private rear garden — ideal for entertaining or relaxed family evenings.

The contemporary kitchen/breakfast room features modern cabinetry and integrated appliances, with a separate utility room and a convenient downstairs WC completing the ground floor.

Upstairs, the home offers four well proportioned bedrooms, including a generous master with its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the property enjoys a secluded rear garden offering excellent privacy, complete with a hot tub for year round enjoyment. To the front, there is ample parking and an EV charging point.

Coxhoe provides a welcoming village atmosphere with everyday amenities including convenience stores, a pharmacy, cafés, and local eateries. The village hall hosts regular fitness classes, coffee mornings, and community events. Spennymoor is just 4 miles away for supermarkets and high street shopping, while Durham City Retail Park and the historic city centre — only 6 miles away — offer extensive shopping, dining, and cultural attractions.

This is a superb opportunity to secure a modern, efficient, and versatile family home in a highly convenient location. Early viewing is strongly recommended.









GROUND FLOOR

Hallway

Reception / Gym

17'11 x 8'1 (5.46m x 2.46m)

Lounge

13'6 x 13'6 (4.11m x 4.11m)

Dining Room

9'4 x 8'3 (2.84m x 2.51m)

Kitchen Breakfast Room

11'8 x 9'4 (3.56m x 2.84m)

Utility Room

5'3 x 5'3 (1.60m x 1.60m)

WC

5'3 x 3'11 (1.60m x 1.19m)

FIRST FLOOR

Bedroom

11'4 x 9'10 (3.45m x 3.00m)

En-Suite

6'6 x 5'3 (1.98m x 1.60m)

Bedroom

14'0 x 8'9 (4.27m x 2.67m)

Bedroom

11'7 x 9'5 (3.53m x 2.87m)

Bedroom / Office

8'11 x 8'9 (2.72m x 2.67m)

Bathroom/WC

6'10 x 6'3 (2.08m x 1.91m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heat Pump

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

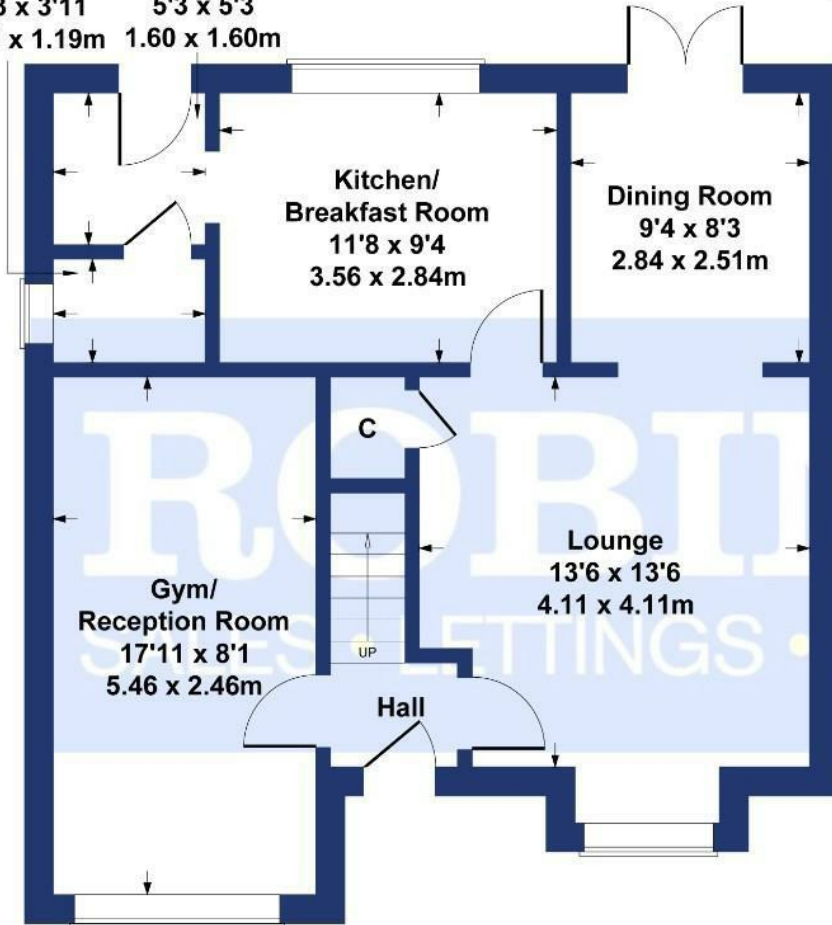
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sandgate

Approximate Gross Internal Area
1281 sq ft - 119 sq m

WC
5'3 x 3'11
1.60 x 1.19m

Utility
5'3 x 5'3
1.60 x 1.60m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	90	92
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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.



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