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Coppice Hill, Esh Winning, DH7 9QQ  
4 Bed - House - Detached  
O.I.R.O £169,950

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Coppice Hill

## Esh Winning, DH7 9QQ

Must Be Viewed \*\* Spacious & Extended Floor Plan \*\* Modern Fixture & Fittings \*\* Pleasant Position \*\* Parking & Courtyard Garden \*\* Popular Village Location \*\* Outskirts of Durham \*\*

Situated in the popular village of Esh Winning, just a short distance from Durham City, this well-presented home offers spacious and versatile accommodation ideal for a range of buyers, including growing families and those seeking flexible multi-generational living.

The thoughtfully arranged accommodation briefly comprises a welcoming entrance hallway leading through to a spacious living room which opens seamlessly into the dining area, creating an ideal setting for both everyday family life and entertaining. A bright and airy garden room provides additional living space with pleasant views over the rear garden, while the fitted kitchen offers practical workspace and storage. A particularly attractive feature is the ground floor bedroom with its own en-suite shower room, offering excellent flexibility for guests, independent family members, or those requiring single-level living.

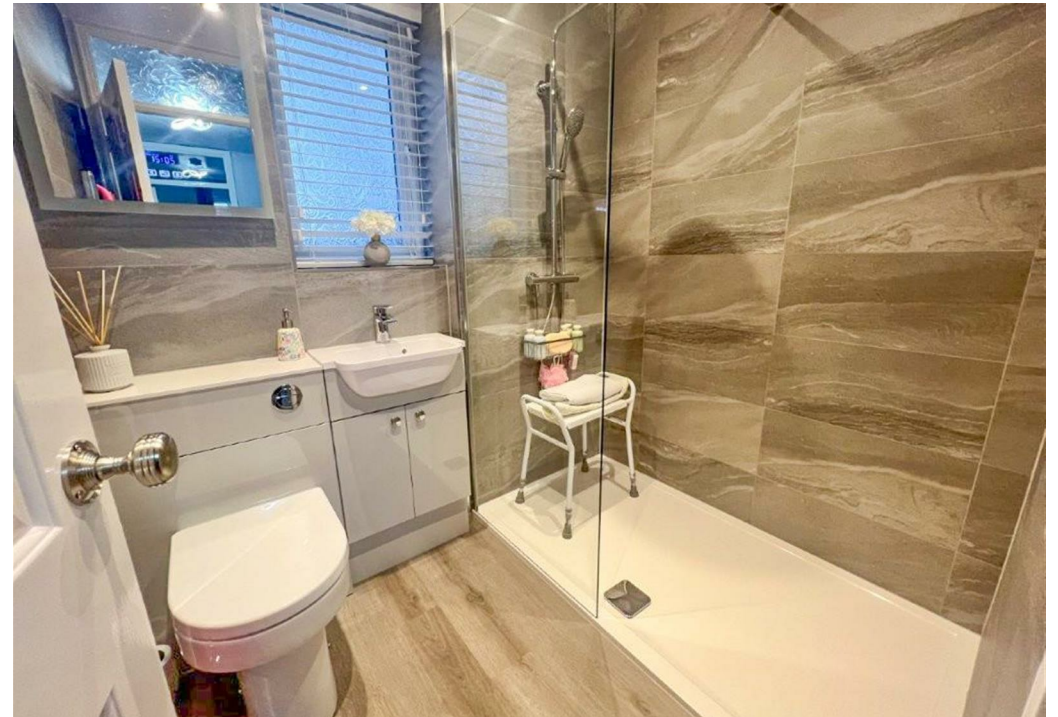
To the first floor, the property continues to impress with three well-proportioned bedrooms, all served by a stylish and modern shower room, designed with both comfort and practicality in mind.

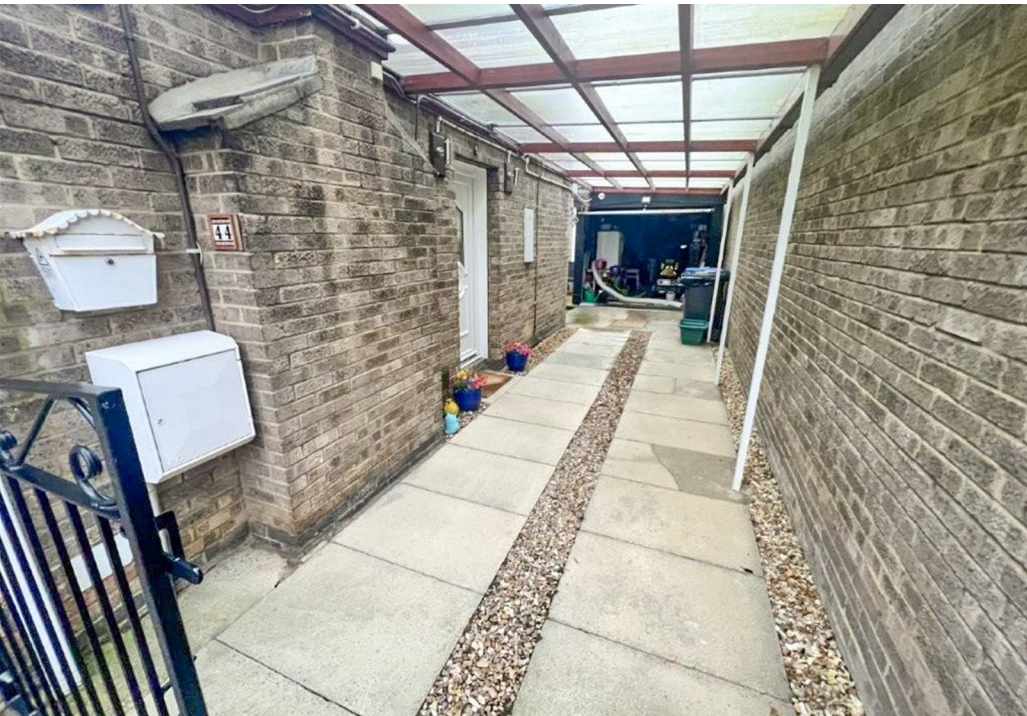
Externally, the property enjoys gardens to both the front and rear, providing space to relax, entertain, or for family enjoyment, alongside driveway parking and a single garage adding further convenience.

Esh Winning is a well-established and highly convenient village location, offering a range of everyday amenities including local shops, schools, healthcare facilities, and recreational amenities. The property is ideally positioned for easy access to nearby Durham City, with its excellent shopping, restaurants, and leisure facilities, as well as strong transport links connecting to the wider region, making it an excellent choice for commuters and families alike.









### Agent Notes

Council Tax: Durham County Council, Band B - Approx. £2039p.a

Tenure: Freehold

Estate Management Charge – N/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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes.

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>

Planning Permission – Nothing in the local area to affect this property that we are aware of.

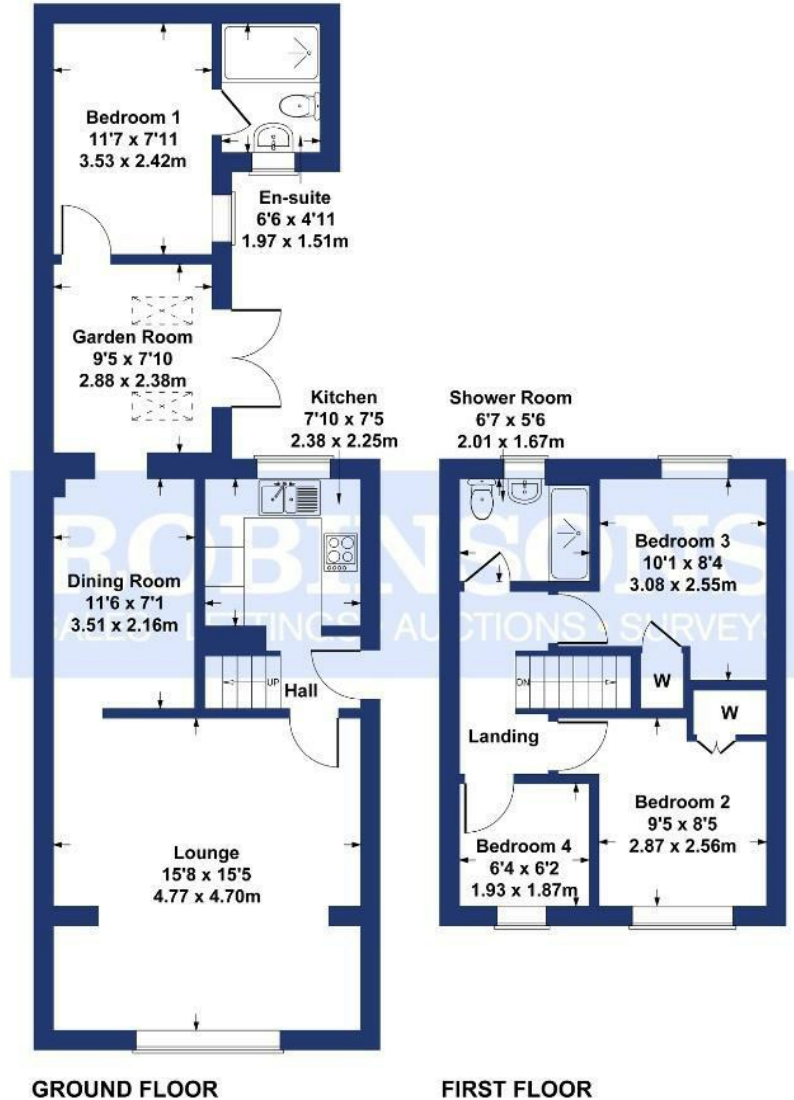
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Coppice Hill

Approximate Gross Internal Area  
969 sq ft - 90 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)	A		
(81-91)	B		
(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.



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