



Grint Close, Coxhoe, DH6 4BW  
4 Bed - House - Detached  
O.I.R.O £285,000

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# Grint Close Coxhoe, DH6 4BW

Elegant Family Living with Flexible Space & Beautiful Views \*\* Outskirts of Durham \*\* Village Amenities \*\* Gardens, Ample Parking & Garage \*\* Early Viewing Advised \*\*

Step inside this impressive home and you're welcomed by a refined entrance hallway that immediately sets the tone for the space and style throughout. The ground floor flows beautifully, featuring a formal dining room perfect for entertaining, a convenient WC, and a comfortable lounge enhanced by French doors opening directly onto the rear garden — ideal for seamless indoor-outdoor living.

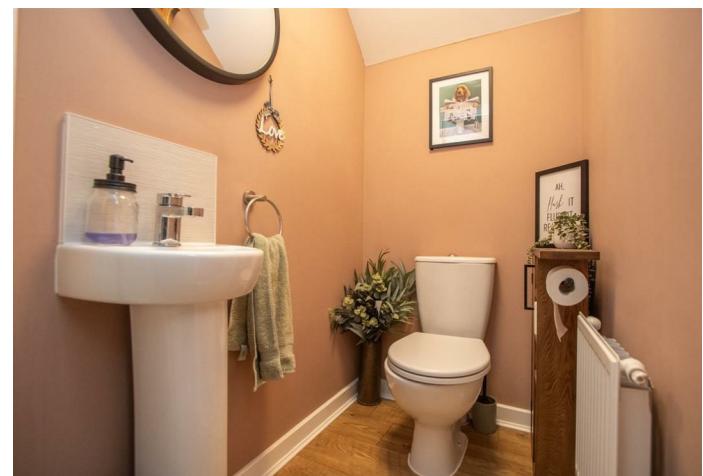
At the heart of the home sits a stunning fitted kitchen and breakfast room, thoughtfully designed for both everyday family life and hosting guests in style. The integral garage is currently utilised as a utility area and home gym, however it offers excellent potential to be fully converted into additional reception space, creating even more versatility to suit your lifestyle.

Upstairs, the first floor boasts four generously proportioned bedrooms, including a superb principal suite with its own en-suite shower room, alongside a stylish family bathroom/WC.

Outside, the property continues to impress with ample private parking and beautifully landscaped gardens — perfect for relaxing, entertaining, or family enjoyment. To the front, lovely open views complete the picture, offering a wonderful sense of space and setting.

Coxhoe is a sought-after and friendly village in County Durham, ideally positioned just five miles south of Durham City Centre. Combining countryside charm with everyday convenience, it's perfect for buyers looking for a strong sense of community without sacrificing connectivity.

Well located close to the A177 and Junction 61 of the A1(M), the village offers excellent road links to Durham, Newcastle and Middlesbrough. Regular bus services provide easy access to nearby towns, while Durham Railway Station is just a short drive away, connecting you to the wider region and beyond.













#### Dining Room

9'2 x 8'3 (2.79m x 2.51m)

#### W C

#### Lounge

15'6 x 11'5 (4.72m x 3.48m)

#### Kitchen Breakfast Room

13'11 x 9'6 (4.24m x 2.90m)

#### FIRST FLOOR

#### Bedroom

13'11 x 12'0 (4.24m x 3.66m)

#### En-Suite

#### Bedroom

13'11 x 8'11 (4.24m x 2.72m)

#### Bedroom

12'1 x 9'2 (3.68m x 2.79m)

#### Bedroom

11'4 x 7'4 (3.45m x 2.24m)

#### Bathroom/WC

7'10 x 6'8 (2.39m x 2.03m)

#### Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Estate Management Charge – £112.38 plus £39.10 suds charge. Total of £144.57 per annum with Kingston Open Spaces

Property Construction – Standard assumed

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 licensing area – No

Rights & Easements – There may be rights of access to the front driveway

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.

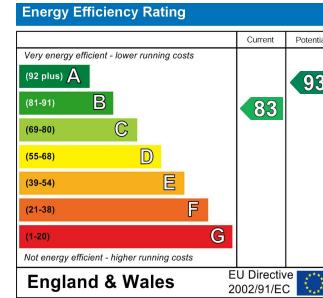
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# Grint Close

Approximate Gross Internal Area  
1324 sq ft - 123 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. 2025

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









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