



**Ashbourne Drive, Coxhoe, DH6 4SP**  
**2 Bed - House - Semi-Detached**  
**O.I.R.O £150,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Ashbourne Drive Coxhoe, DH6 4SP

Stunning Family or First Home \*\* Pleasant Position \*\* Extended Ground Floor Layout \*\* Rear Garden Room \*\* Summerhouse, Home Bar or Office \*\* Sunny Rear Aspect \*\* Popular Village Location \*\* Good Amenities & Road Links \*\* Early Viewing Advised \*\*

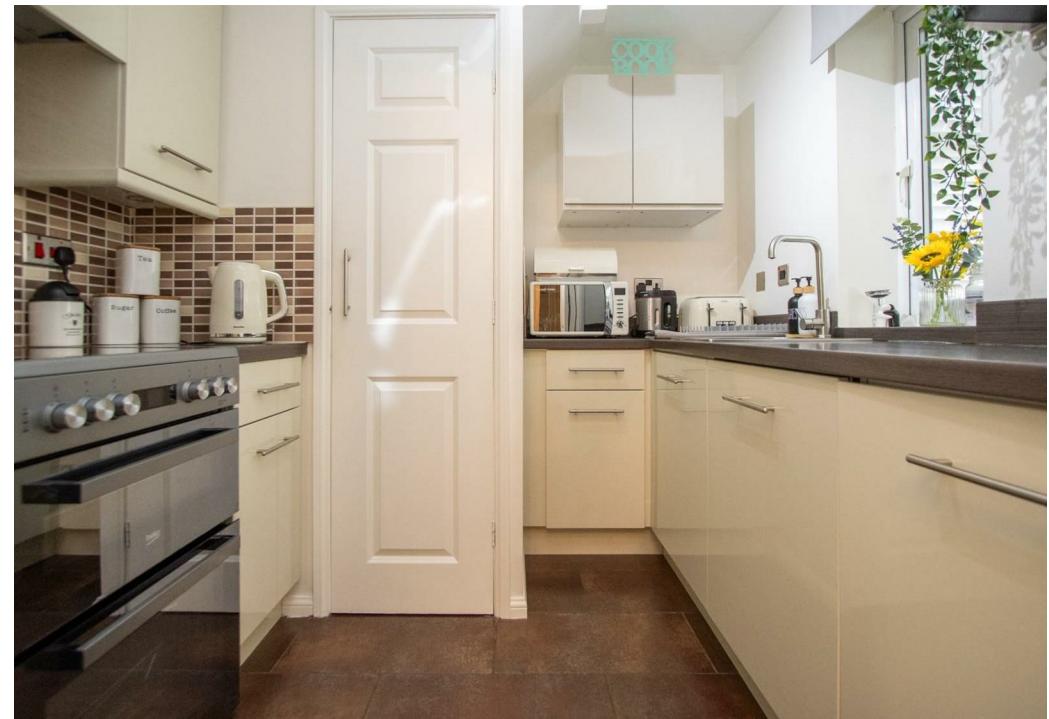
Briefly comprising: an entrance porch, an inviting open-plan L-shaped lounge, separate dining room, useful utility room, superb modern fitted kitchen and rear garden room which looks over and leads out to the rear garden. To the first floor are two bedrooms and a modern bathroom/WC.

Externally, the property benefits from a spacious driveway providing off-street parking to the front, whilst the rear has a generous garden with sunny aspect, artificial lawn and patio areas. An added bonus is the fabulous summerhouse, home bar or home office.

Coxhoe is a well-established and popular village in Durham, situated approximately five miles south of Durham City. It close to both countryside and major urban centres, making it appealing to a wide range of buyers looking for village life with convenience.

The village provides a good selection of local amenities to support day-to-day living, including a Co-operative supermarket, independent shops, a post office, chemist, cafés, takeaways and public houses. There are also healthcare facilities nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is well served by public transport, with regular bus services connecting the village to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For road users, the village is particularly well placed, with easy access to the A177 and nearby links to the A1(M). This allows straightforward travel north and south, with Durham City, Newcastle, Teesside and other key regional centres all within comfortable commuting distance.









## GROUND FLOOR

### Entrance

#### Lounge

18'03 x 14'06 narrowing to 6'0 (5.56m x 4.42m narrowing to 1.83m)

#### Dining Room

10'01 x 7'06 (3.07m x 2.29m)

#### Utility Room

#### Kitchen

8'04 x 7'10 (2.54m x 2.39m)

#### Garden Room

12'05 x 11'01 (3.78m x 3.38m)

## FIRST FLOOR

#### Bedroom

11'01 x 8'0 (3.38m x 2.44m)

#### Bedroom

8'05 x 6'11 (2.57m x 2.11m)

#### Bathroom/WC

#### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 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 – Garage conversion

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

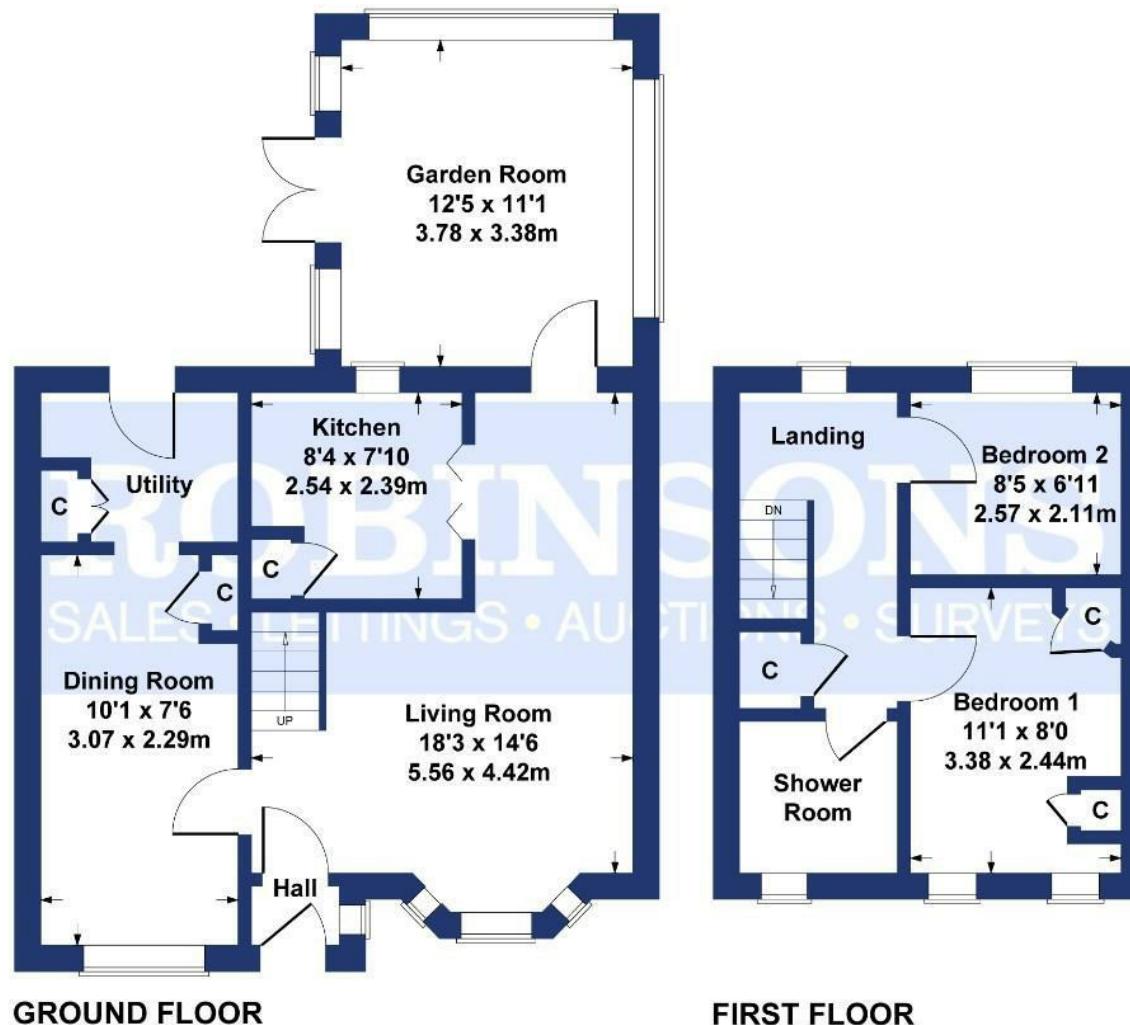
**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought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

863 sq ft - 80 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			
(92 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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