



Parkfield, Coxhoe, DH6 4LJ
3 Bed - House - Semi-Detached
O.I.R.O £164,950

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Parkfield

Coxhoe, DH6 4LJ

No Upper Chain ** Stunning First or Family Home ** Upgraded Throughout ** Sunny & Private Rear Aspect ** Upvc Double Glazing & GCH ** Garage, Drive & Gardens ** Early Viewing Advised **

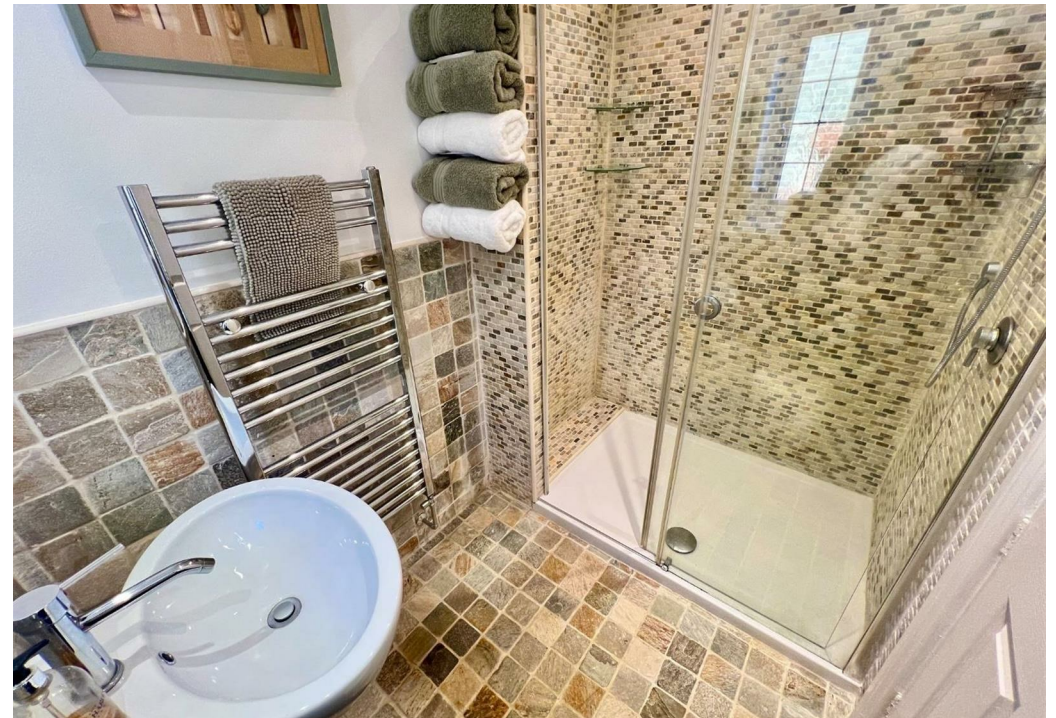
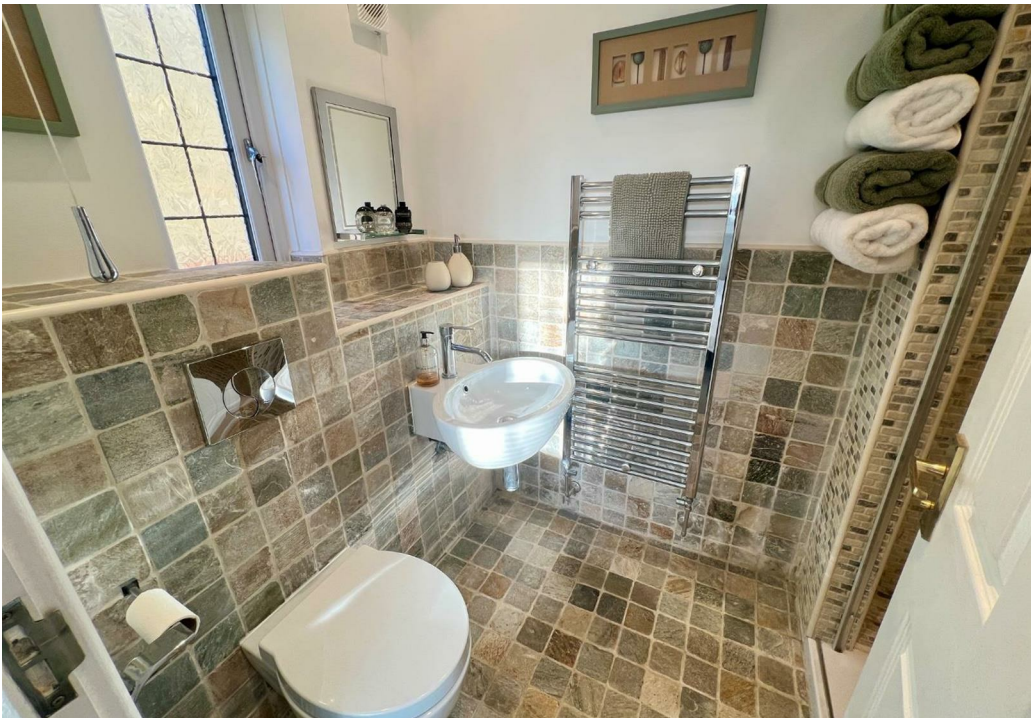
The floor plan comprises: entrance porch, comfortable living room, separate dining room with French doors to the rear garden, modern fitted kitchen. The first floor has three bedrooms, master en-suite shower room and family bathroom/WC. Outside, the property occupies a pleasant position with a private and sunny rear aspect. The front has an open aspect garden with driveway and garage.

Occupying a pleasant position, Parkfield lies on the outskirts of Coxhoe village, and offers a harmonious blend of rural charm and modern comforts, just 5 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.













GROUND FLOOR

Entrance Porch

Lounge

14'1 x 11'1 (4.29m x 3.38m)

Dining Room

12'5 x 9'10 (3.78m x 3.00m)

Kitchen

9'10 x 9'6 (3.00m x 2.90m)

FIRST FLOOR

Bedroom

13'1 x 10'2 (3.99m x 3.10m)

En-Suite

8'2 x 4'9 (2.49m x 1.45m)

Bedroom

11'6 x 10'11 (3.51m x 3.33m)

Bedroom

8'4 x 8'0 (2.54m x 2.44m)

Bathroom/WC

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: TBC

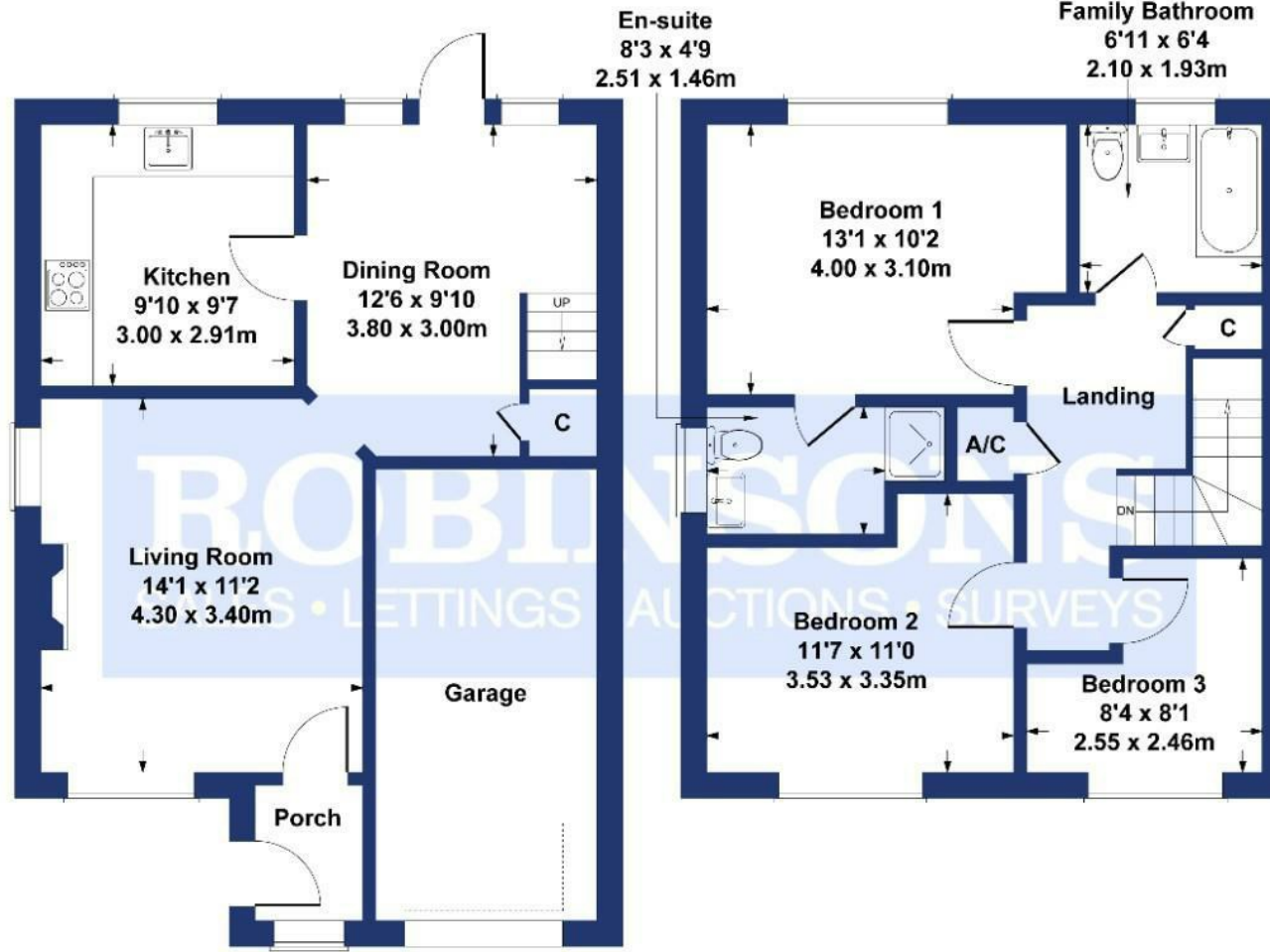


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Parkfield

Approximate Gross Internal Area
1098 sq ft - 102 sq m



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		84
(81-81)	B		
(69-80)	C	71	
(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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

