



Earls Way, Coxhoe, DH6 4BU
3 Bed - House - End Terrace
O.I.R.O £199,950

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Earls Way

Coxhoe, DH6 4BU

Stunning Family or First Home ** Stylish ** Pleasant Position With Private Rear Aspect ** Popular Village Location ** Good Local Amenities & Road Links ** Landscaped Rear Garden ** Garage & Driveway ** Large Master Suite With En-Suite & Dressing Area ** Early Viewing Advised **

The floor plan comprises: entrance hallway, cloak/wc, modern fitted kitchen dining room with a range of integral appliances, comfortable living room with french doors to the rear garden. The first floor has two bedrooms, family bathroom/wc and study area, whilst the top floor has the large master suite with en-suite shower room/wc and dressing area. Outside the property occupies a pleasant position with front and rear gardens, attached garage with driveway. The rear also benefits from a private and sunny aspect.

Occupying a pleasant position, Earls Way 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

Hallway

Cloak/WC

Kitchen Diner

13'5 x 11'8 (4.09m x 3.56m)

Lounge

14'9 x 11'8 (4.50m x 3.56m)

FIRST FLOOR

Bedroom

14'9 x 8'9 (4.50m x 2.67m)

Bedroom

9'6 x 8'1 (2.90m x 2.46m)

Bathroom/WC

SECOND FLOOR

Bedroom

18'10 x 14'9 (5.74m x 4.50m)

En-Suite

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

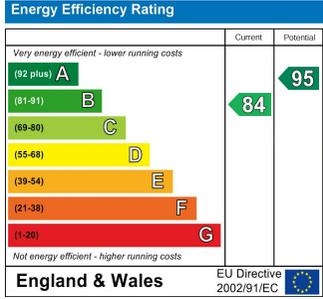
Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Energy Rating: B

The sellers advise there will be an estate management charge for the property however this has not come into force yet.

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.





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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