



Browning Hill, Coxhoe, DH6 4HB
3 Bed - House - Detached
O.I.R.O £210,000

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Browning Hill

Coxhoe, DH6 4HB

No Chain ** Larger Style Three Bedroom Detached Home ** Pleasant Corner Position ** Generous Gardens & Driveway ** Garage **

Occupying a pleasant position within this popular residential development in Coxhoe, we are delighted to offer for sale this larger style three bedroom detached home, providing spacious and versatile accommodation that should appeal to a wide variety of buyers.

The property enjoys a particularly attractive plot with lovely gardens to both the front and rear, together with useful additional space to the side, ideal for a storage shed or similar. A large driveway provides ample off-street parking and leads to the single garage.

Internally, the home offers well-proportioned accommodation throughout and, whilst requiring some general cosmetic updating, provides an excellent opportunity for purchasers to personalise the property to their own taste.

The ground floor accommodation comprises an entrance hallway with cloakroom/WC, a comfortable lounge with double doors opening into the separate dining room, which in turn provides direct access to the rear garden. The good-sized kitchen features a useful breakfast bar and leads into a practical utility room, with doors providing access to both the garage and rear garden.

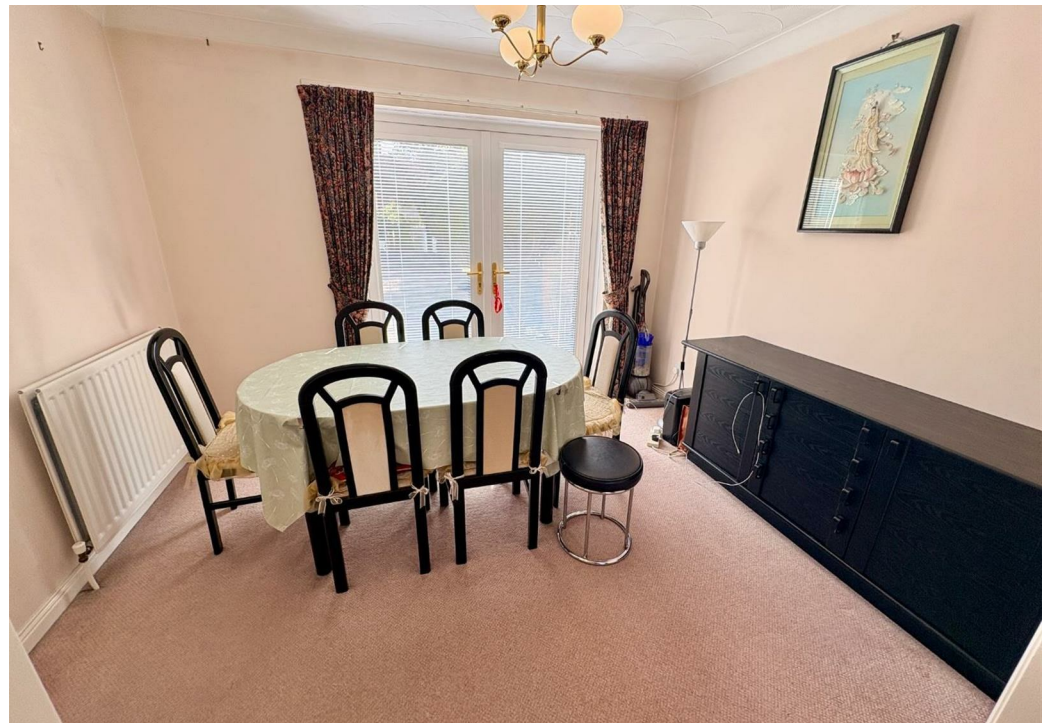
To the first floor are three good-sized bedrooms, including a generous principal bedroom with en-suite bathroom, together with an additional family bathroom.

Externally, the gardens are a particularly pleasant feature of the home, offering attractive outdoor space to the front and rear, while the additional side area provides further useful storage potential.

With its generous proportions, excellent parking, garage and attractive gardens, this is a superb opportunity to acquire a spacious detached family home in Coxhoe with plenty of scope to update and make your own.

Early viewing is recommended to fully appreciate the size, position and potential of this impressive home.











Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – No

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Probate – Being applied for / Granted / 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 – None known

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

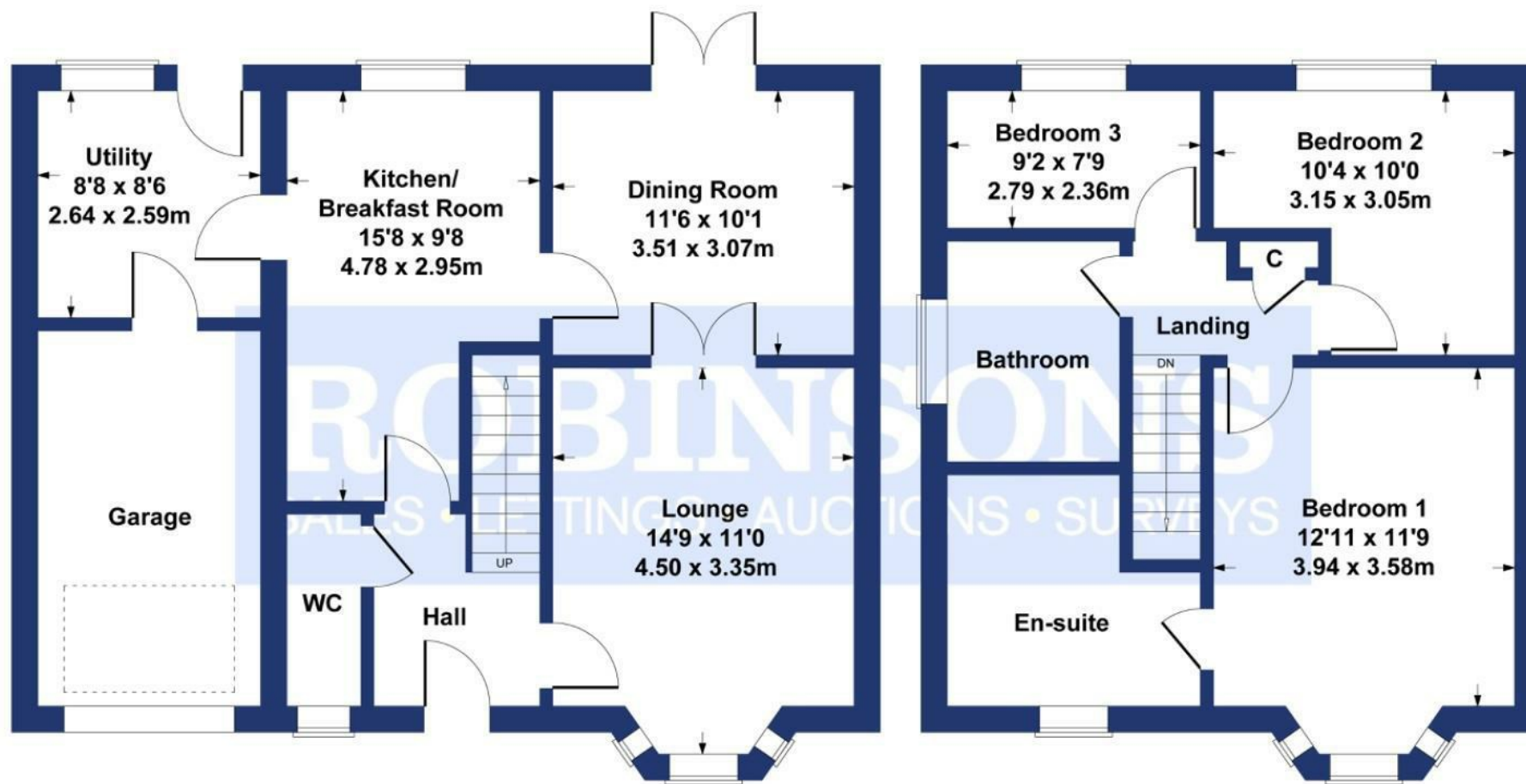
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Browning Hill

Approximate Gross Internal Area
1258 sq ft - 117 sq m

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



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. 2026

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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