



Blackiston Close, Coxhoe, DH6 4SU
4 Bed - House - Detached
O.I.R.O £275,000

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Finished to an exceptional standard throughout and enhanced with a range of quality upgrades, this superb family home must be viewed to be fully appreciated.

The well-planned accommodation begins with a welcoming entrance hallway leading into a spacious living room, ideal for relaxing with family. To the rear of the property is a stunning open-plan kitchen and dining area, perfectly suited to modern living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and benefits from French doors opening directly onto the garden, creating a bright and sociable space. The ground floor is further complemented by a useful utility room and a convenient WC.

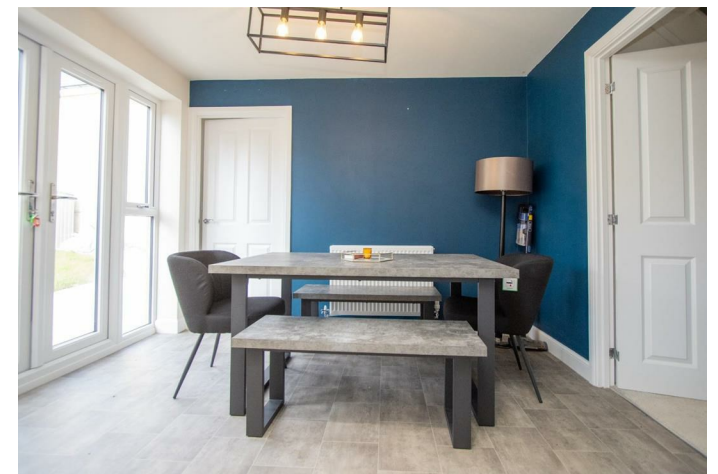
To the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom complete with a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a double driveway providing off-street parking and a garage. The rear garden has been landscaped with pleasant patio areas and pergola.

Coxhoe is a well-established and popular village situated approximately five miles south of Durham City, offering an excellent balance of village living with easy access to both open countryside and larger urban centres.

The village provides a good range of everyday amenities including a Co-operative supermarket, independent shops, post office, chemist, cafés, takeaways and public houses. Healthcare facilities are conveniently located nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

Coxhoe is also well served by public transport, with regular bus services to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For commuters, excellent road links provide straightforward access both north and south to key regional destinations.











Agents Notes

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

Tenure: Freehold

Estate Management Charge – TBC

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 – No

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 – NA

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

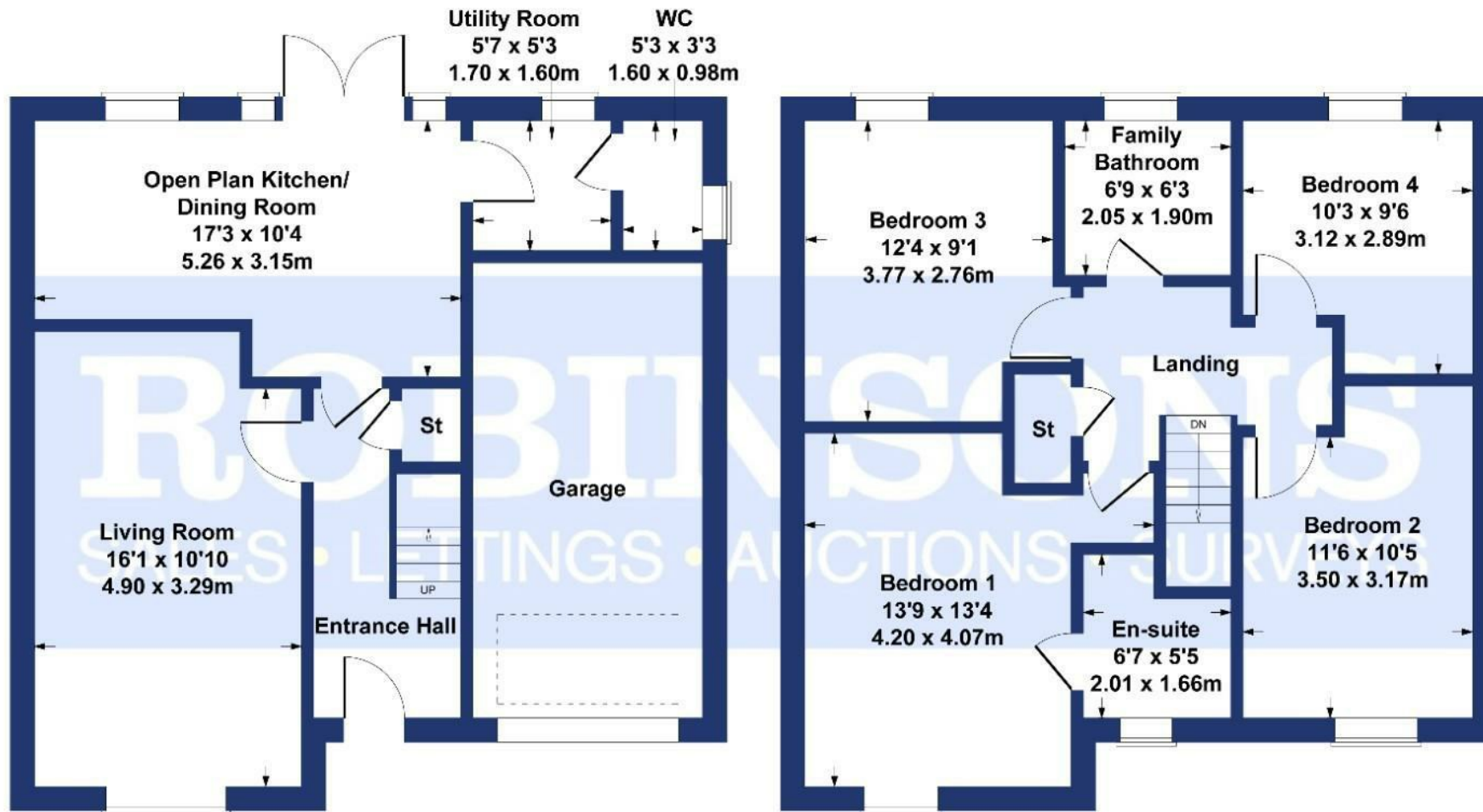
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Blackiston Close

Approximate Gross Internal Area
1367 sq ft - 127 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		94
(61-81) B	84	
(49-60) C		
(35-48) D		
(23-34) E		
(15-22) F		
(1-14) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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