



Foundry Close, Coxhoe, DH6 4LN  
3 Bed - House - Detached  
O.I.R.O £215,000

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# Foundry Close Coxhoe, DH6 4LN

Occupying a pleasant corner position within a quiet residential cul-de-sac, this attractive three-bedroom detached home offers modern, low-maintenance living in a highly convenient village setting.

The layout is well suited to family life, with spacious and practical accommodation, off-street parking for two vehicles, and the added benefit of a detached garage.

On entering the property, a welcoming hallway provides access to a ground floor WC and useful storage. The main living room is a bright and comfortable space, enjoying dual-aspect windows and French doors that open directly onto the garden, creating a great connection between indoor and outdoor living. To the rear, the kitchen and dining area forms the heart of the home, fitted with contemporary units, integrated cooking appliances and ample space for family dining or entertaining.

The first floor offers three well-proportioned bedrooms, including two doubles. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property features a block-paved driveway leading to the detached garage. The surrounding gardens have been thoughtfully designed, with enclosed rear and side sections offering multiple seating areas, established planting and a good level of privacy—ideal for relaxing or socialising.

Situated within the popular Foundry Close development in Coxhoe, the property is well placed for local schools, shops and everyday amenities. Excellent transport links are close at hand, with easy access to the A1(M) for commuting further afield.

An impressive modern home in a desirable location, offering ready-to-move-into accommodation. Early viewing is advised to fully appreciate the space, setting and quality on offer.











## GROUND FLOOR

### Hallway

### WC

### Lounge

15'8 x 10'4 (4.78m x 3.15m)

### Kitchen Diner

15'7 x 13'1 (4.75m x 3.99m)

## FIRST FLOOR

### Bedroom

13'2 x 8'7 (4.01m x 2.62m)

### En-Suite

### Bedroom

11'0 x 10'4 (3.35m x 3.15m)

### Bedroom

6'8 x 6'3 (2.03m x 1.91m)

### Bathroom/WC

### Agents Notes

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

Tenure: Freehold

Property Construction – Standard presumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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

Probate – N/A

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.

Accessibility/Adaptations – None Known

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

Heat/solar panel that provides domestic hot water at a reduced rate.

Estate Management Charge - approx £15.47pm

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.

# Foundry Close

Approximate Gross Internal Area  
874 sq ft - 81 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	79	
(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. 2025

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.



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