



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

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# Foundry Close Coxhoe, DH6 4LN

Ideal Family or First Home \*\* Spacious & Remodelled Layout \*\* Pleasant Position \*\* Ample Parking \*\* Rear Enclosed Garden \*\* Popular Village Location \*\* Outskirts of Durham \*\* Local Amenities & Good Road Links \*\* Double Glazing & GCH \*\* Must Be Viewed \*\*

Internally, the property is finished to an exceptionally high standard and features a well-designed layout comprising: an entrance hall, an inviting living room with a bay window, a stylish dining kitchen with a walk-in bay window and French doors opening onto the rear garden, an additional reception room cleverly converted from the original garage, a practical utility room, and a downstairs WC.

To the first floor, there are four generously sized bedrooms, three of which benefit from fitted wardrobes, with the master also enjoying its own en-suite. A family bathroom with a modern white suite completes this level.

Externally, the property offers ample parking to the front, while the rear garden is enclosed and features artificial turf along with patio areas.

Situated in a pleasant tucked away position in the village of Coxhoe. Residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.











## GROUND FLOOR

### Hallway

### Lounge

18'8 x 10'9 (5.69m x 3.28m)

### Open Plan Kitchen & Dining

### Kitchen

9'3 x 8'9 (2.82m x 2.67m)

### Dining

14'10 x 9'9 (4.52m x 2.97m)

### Reception

17'11 x 8'1 (5.46m x 2.46m)

### Utility Room

6'0 x 5'8 (1.83m x 1.73m)

### Cloak/WC

## FIRST FLOOR

### Bedroom

13'10 x 13'5 (4.22m x 4.09m)

### En-Suite

### Bedroom

10'5 x 9'10 (3.18m x 3.00m)

### Bedroom

11'1 x 8'11 (3.38m x 2.72m)

### Bedroom

9'6 x 9'7 (2.90m x 2.92m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13Mbps, Superfast 74Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: Pending

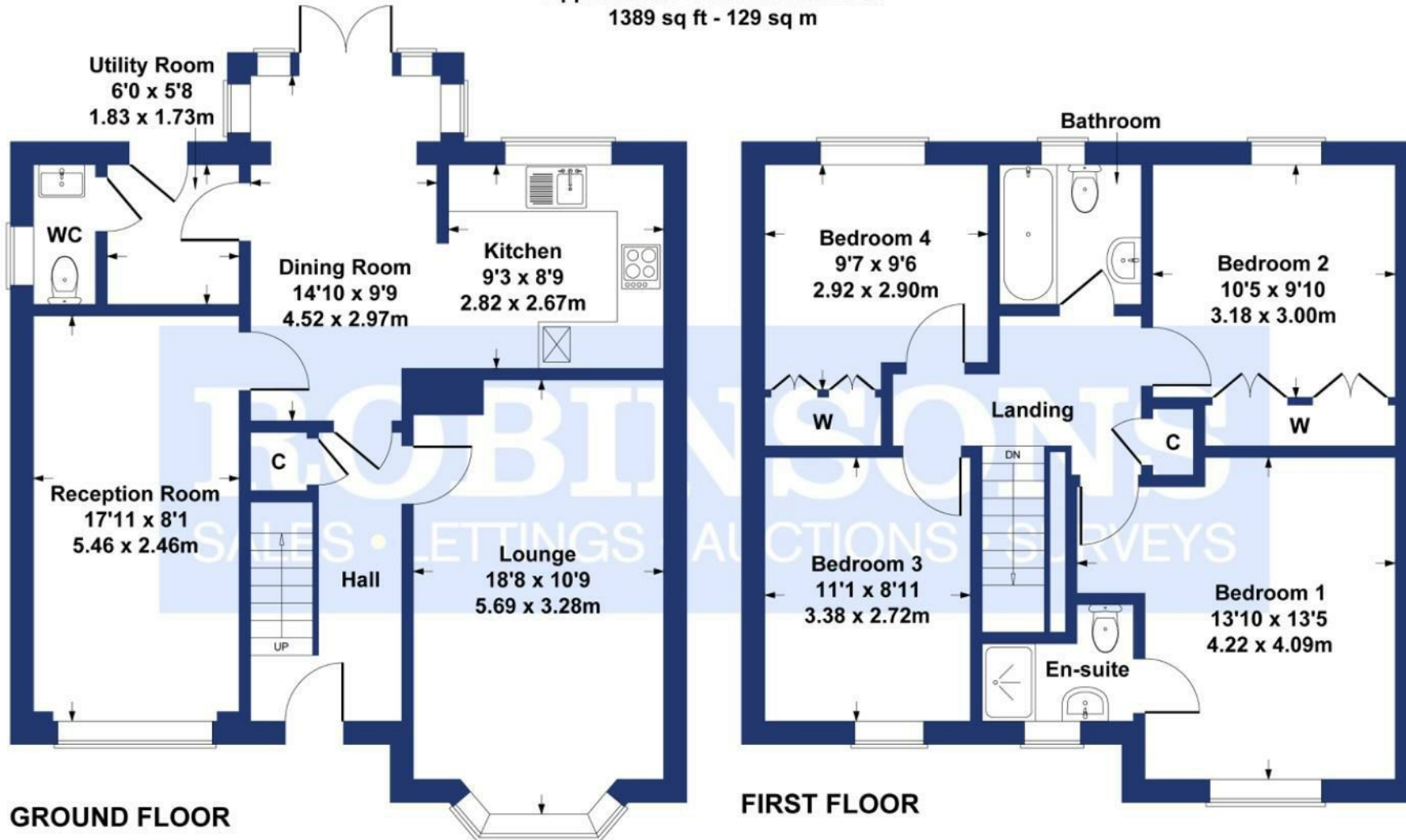
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

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  
1389 sq ft - 129 sq m



**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		89
(81-81)	B		
(69-80)	C	80	
(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. 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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