

Blackiston Close, Coxhoe, DH6 4SX
3 Bed - House - Semi-Detached
O.I.R.O £165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Blackiston Close
Coxhoe, DH6 4SX

This stunning semi-detached home is beautifully presented throughout, offering stylish, modern accommodation ideal for first-time buyers and families. Ready to move straight into, the property combines contemporary design with practical living spaces.

The accommodation begins with an entrance porch leading to a convenient ground floor WC and a bright, spacious lounge. A large front-facing window fills the room with natural light, while neutral décor and fitted carpets create a warm and welcoming atmosphere.

To the rear is an impressive open-plan kitchen/dining room, fitted with a modern range of light grey wall and base units, generous work surfaces and integrated appliances including an electric oven, hob, extractor hood, dishwasher and fridge freezer. There is also plumbing for a washing machine. Wood-effect flooring adds practicality, while the dining area provides ample space for family meals and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor has three bedrooms, including two generous doubles with fitted mirrored wardrobes. The principal benefits from a contemporary en-suite shower room, while the second double is currently used as a home office. The third is a versatile single, suitable as a child's room, guest bedroom or study. A modern bathroom completes the accommodation, featuring a white suite with partial tiled walls and wood-effect flooring.

Externally, the property enjoys a driveway providing off-street parking for two vehicles, together with side access leading to the enclosed rear garden. Designed over two levels, the garden features a combination of paved patio areas and a well-maintained lawn, creating an ideal space for relaxing, entertaining and family life. Raised timber flower beds add colour and character throughout the seasons.

Further benefits include the remainder of the NHBC warranty, providing peace of mind until 2033.





























LOCATION

Coxhoe is a thriving and highly regarded village situated approximately five miles south-east of Durham City, offering an excellent balance of semi-rural living with outstanding connectivity. Rich in history yet well suited to modern family life, the village has become a popular choice for commuters thanks to its close proximity to the **A1(M) at Junction 61**, providing swift access to Durham, Newcastle, Sunderland, Teesside and the wider North East road network. The **A177** also offers convenient links to Durham City and Stockton-on-Tees.

Coxhoe boasts an excellent range of everyday amenities, including a supermarket, convenience stores, independent retailers, cafés, public houses, takeaways and a village pharmacy. Families are well served by local schooling, healthcare facilities and a variety of recreational amenities, creating a strong sense of community. The village also benefits from regular public transport services, making travel to Durham and neighbouring towns straightforward.

Residents have access to Coxhoe Primary School, Coxhoe Medical Practice, together with convenient shopping facilities including Co-op Food - Coxhoe - Park Road and Londis, ensuring all essential day-to-day needs are close at hand.

Surrounded by attractive County Durham countryside, Coxhoe offers the perfect combination of village charm, modern convenience and excellent transport links, making it one of the area's most desirable locations for professionals, families and those seeking an accessible yet peaceful

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – We understand to be approximately £141pa
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

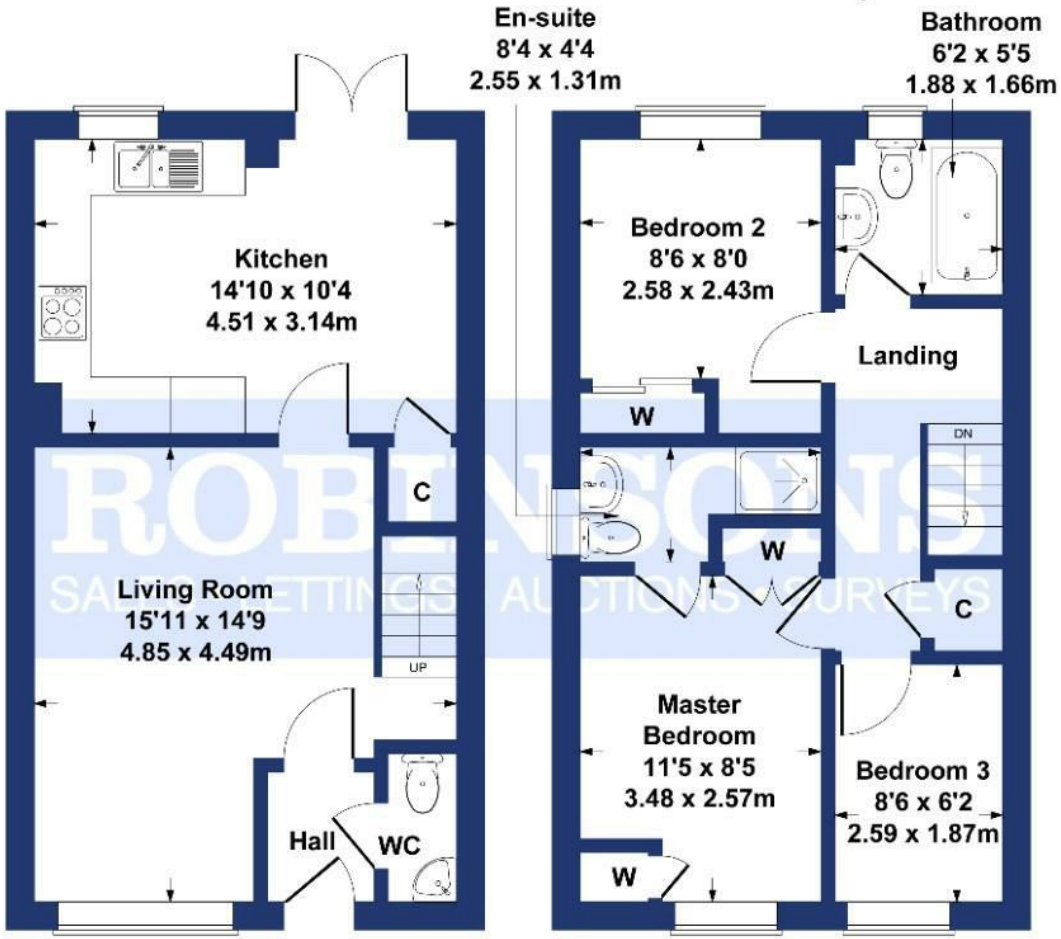
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – 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.

Blackiston Close

Approximate Gross Internal Area
786 sq ft - 73 sq m

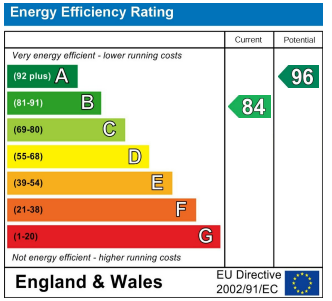


ROBINSONS
SALES LETTINGS AUCTIONS SURVEYS

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons