



Ashbourne Drive, Coxhoe, DH6 4SR  
3 Bed - House - Detached  
£187,950

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# Ashbourne Drive Coxhoe, DH6 4SR

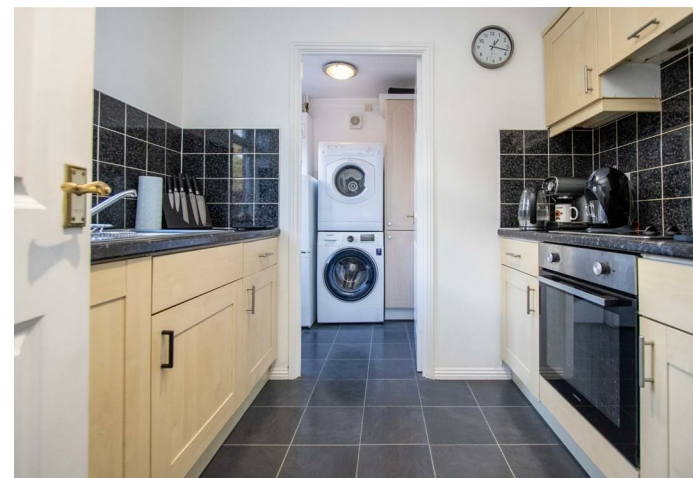
Superb Detached Home \*\* Pleasant Position \*\* Freehold \*\* Popular Village Location \*\* Cul-De-Sac Position \*\* Early Viewing Advised \*\*

This home offers an abundance of flexible living spaces. Step through the entrance porch into a spacious open-plan living and dining area, seamlessly designed for comfort and style. The modern kitchen features ample storage and high-end appliances. Adjacent are a utility room and a convenient cloakroom/WC. A second reception room offers versatility as an office or a fourth bedroom.

Upstairs, the landing leads to three generous double bedrooms. The main bedroom boasts a private en suite, while the remaining rooms provide ample space and comfort. A stylish family bathroom completes this level.

Outside, a driveway provides off-street parking, while the enclosed rear garden offers a patio and raised decking—perfect for relaxation and entertaining.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city center. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquility with convenience, appealing to a diverse range of prospective residents.











## GROUND FLOOR

### Entrance Porch

### Lounge Dining Room

19'8 x 12'0 (5.99m x 3.66m)

### Office / Bedroom

15'9 x 8'3 (4.80m x 2.51m)

### Kitchen

8'2 x 7'0 (2.49m x 2.13m)

### Utility Room

5'3 x 5'0 (1.60m x 1.52m)

## WC

## FIRST FLOOR

### Bedroom

11'5 x 8'8 (3.48m x 2.64m)

### En-Suite

### Bedroom

11'5 x 8'6 (3.48m x 2.59m)

### Bedroom

10'2 x 8'2 (3.10m x 2.49m)

## Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 60 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

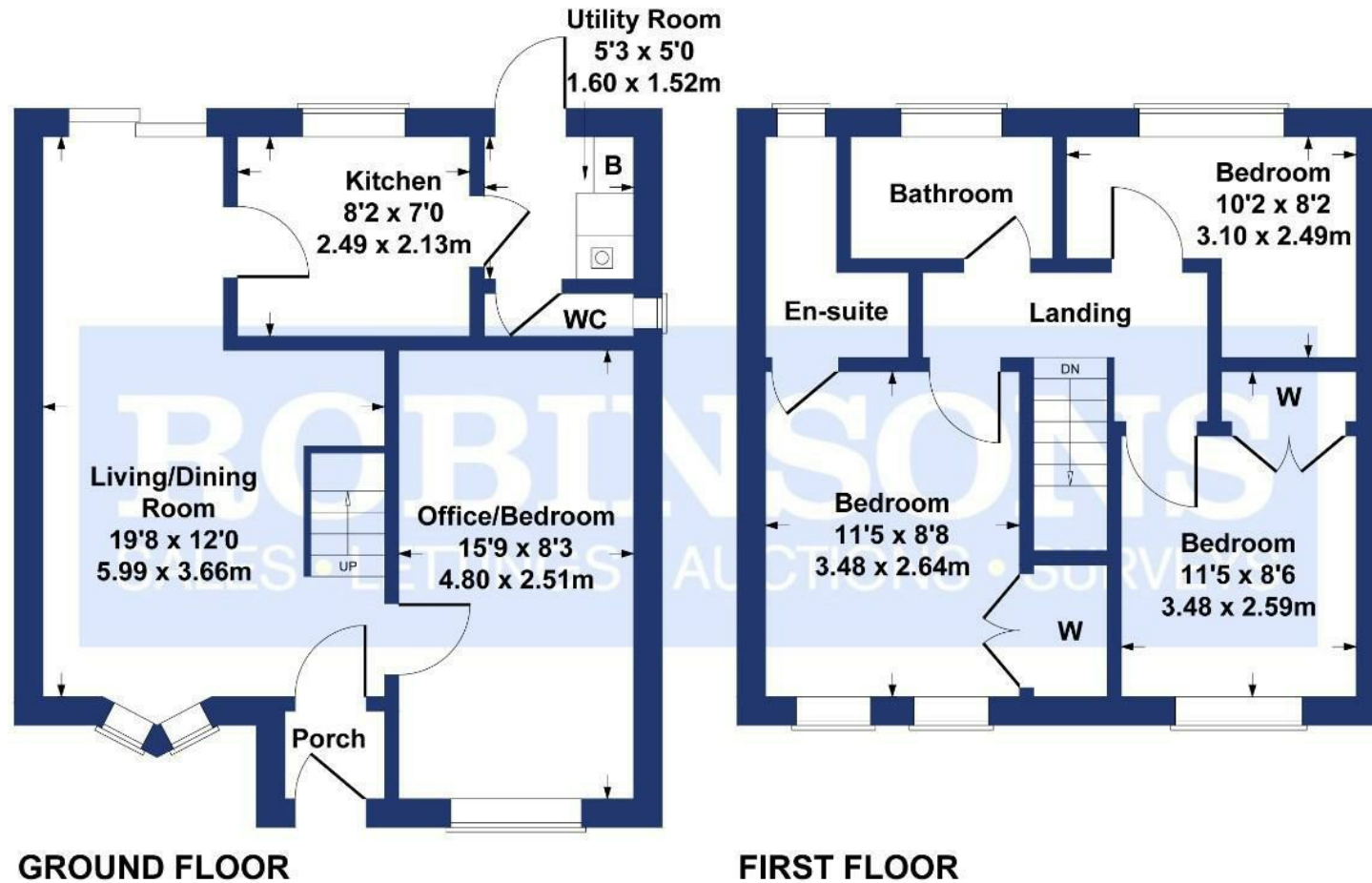
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: D

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.

# Ashbourne drive

Approximate Gross Internal Area  
862 sq ft - 80 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	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. 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. 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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