



Foundry Close, Coxhoe, DH6 4LN  
3 Bed - House - Detached  
£230,000

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# Foundry Close Coxhoe, DH6 4LN

Tucked away on a lovely corner plot in a quiet cul-de-sac, this beautifully presented three-bedroom detached home is ready to move straight into. Built in 2015 and lovingly maintained by the same owners since new, it's clear this property has been cared for to a very high standard - with modern décor, quality flooring, and stylish fixtures throughout.

Ideal for families, the home offers a driveway for two vehicles, a detached garage, and bright, well-proportioned rooms that feel instantly welcoming.

Step inside and you'll find an inviting hallway with handy storage, engineered wood flooring, and access to a downstairs WC. The lounge is light and airy, with windows to the front and side and French doors opening out onto the garden - perfect for relaxing or entertaining. The open-plan kitchen/dining area is a great family space, featuring a range of modern units, an integrated oven and hob, and plenty of room for a dining table.

Upstairs, there are three good-sized bedrooms - two doubles and a generous single. The main bedroom comes with its own stylish en-suite shower room, and there's also a modern family bathroom.

Outside, there's a block-paved driveway leading to the detached garage, while the enclosed rear and side gardens have been beautifully landscaped. With three lovely seating areas, established borders, and a good level of privacy, it's a great space to unwind or entertain.

Foundry Close is a modern, family-friendly development in Coxhoe, offering easy access to local schools, shops, and transport links - including the A1(M) just a short drive away.

Homes like this don't come up often, so early viewing is highly recommended. Contact Robinsons today to arrange your visit.













## GROUND FLOOR

### Entrance Hallway

### Cloaks/WC

### Lounge

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

### Kitchen Dining Room

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

## FIRST FLOOR

### Landing

### 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

### Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – Yes- approx £15.47pm

Property Construction – Standard assumed

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

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

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 – NA

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.

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.

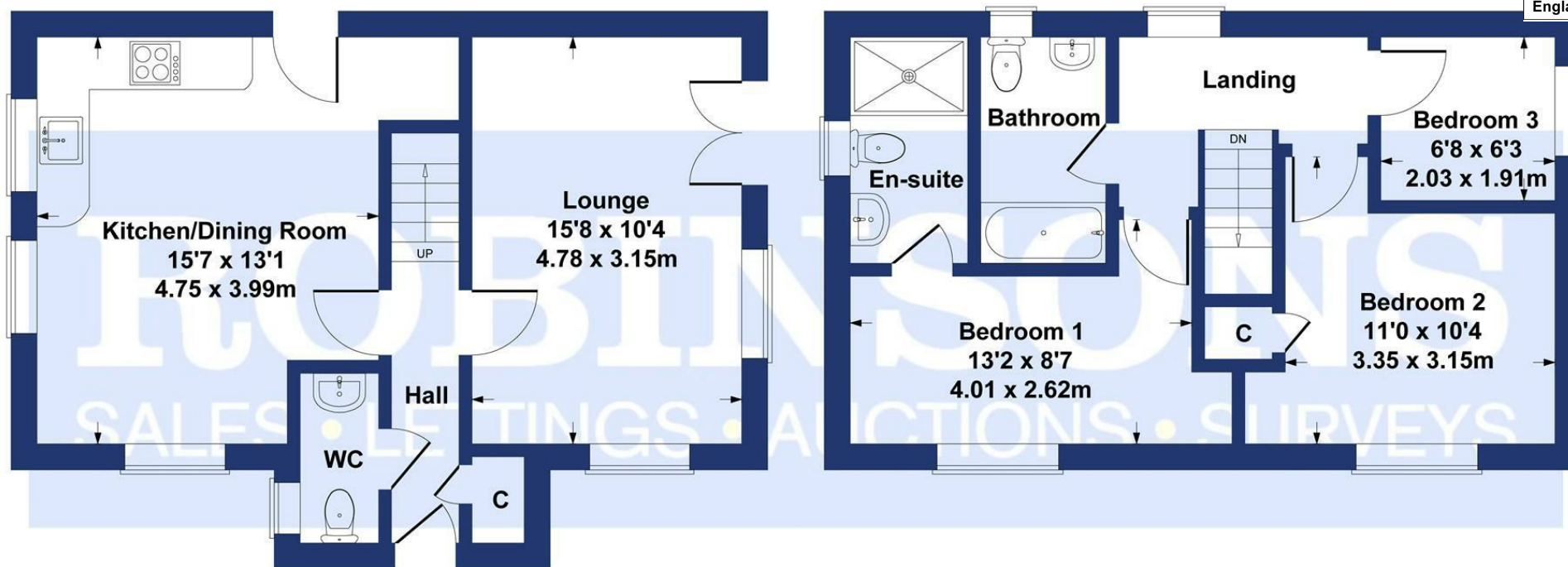




# Foundry Close

Approximate Gross Internal Area  
874 sq ft - 81 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(81-81)	B		
(69-80)	C	78	
(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	



## 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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