



Harwood Close, Coxhoe, DH6 4FE  
3 Bed - House - Townhouse  
£185,000

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# Harwood Close Coxhoe, DH6 4FE

**\*\* No Upper Chain\*\*** Introducing the Saunton - a captivating three-storey, three-bedroom residence exuding contemporary elegance. Step into the modern open-plan kitchen/dining room, illuminated by natural light, offering seamless access to the garden, ideal for al fresco dining and entertaining. Adjacent, the well-proportioned living room boasts a welcoming ambiance, perfect for relaxation and social gatherings. Ascend to the upper levels, where three generously sized bedrooms await, each designed for comfort and tranquillity.

The pinnacle of luxury awaits in the top floor bedroom, featuring a spacious en suite, offering a private sanctuary for rejuvenation. Convenience meets sophistication with additional amenities including an enclosed porch, downstairs WC, and three storage cupboards, ensuring practicality without compromising style. Allocated off-road parking adds further convenience to this charming property.

Situated in 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. Discover the epitome of modern living at the Saunton - where convenience, style, and community converge seamlessly.











## GROUND FLOOR

### Porch

### Lounge

12'7" x 14'2" (3.84 x 4.34)

### Downstairs WC

### Kitchen / Dining Room

12'7" x 8'3" (3.84 x 2.53)

## FIRST FLOOR

### Landing

### Bedroom 2

12'7" x 11'2" (3.84 x 3.42)

### Bedroom 3

12'7" x 9'1" (3.84 x 2.79)

### Bathroom

## SECOND FLOOR

### Landing

### Bedroom 1

12'7" x 15'7" (3.84 x 4.75)

### En-Suite

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 57 Mbps, Ultrafast 500 Mbps

Tenure: Freehold

Council Tax: Durham County Council, Band C

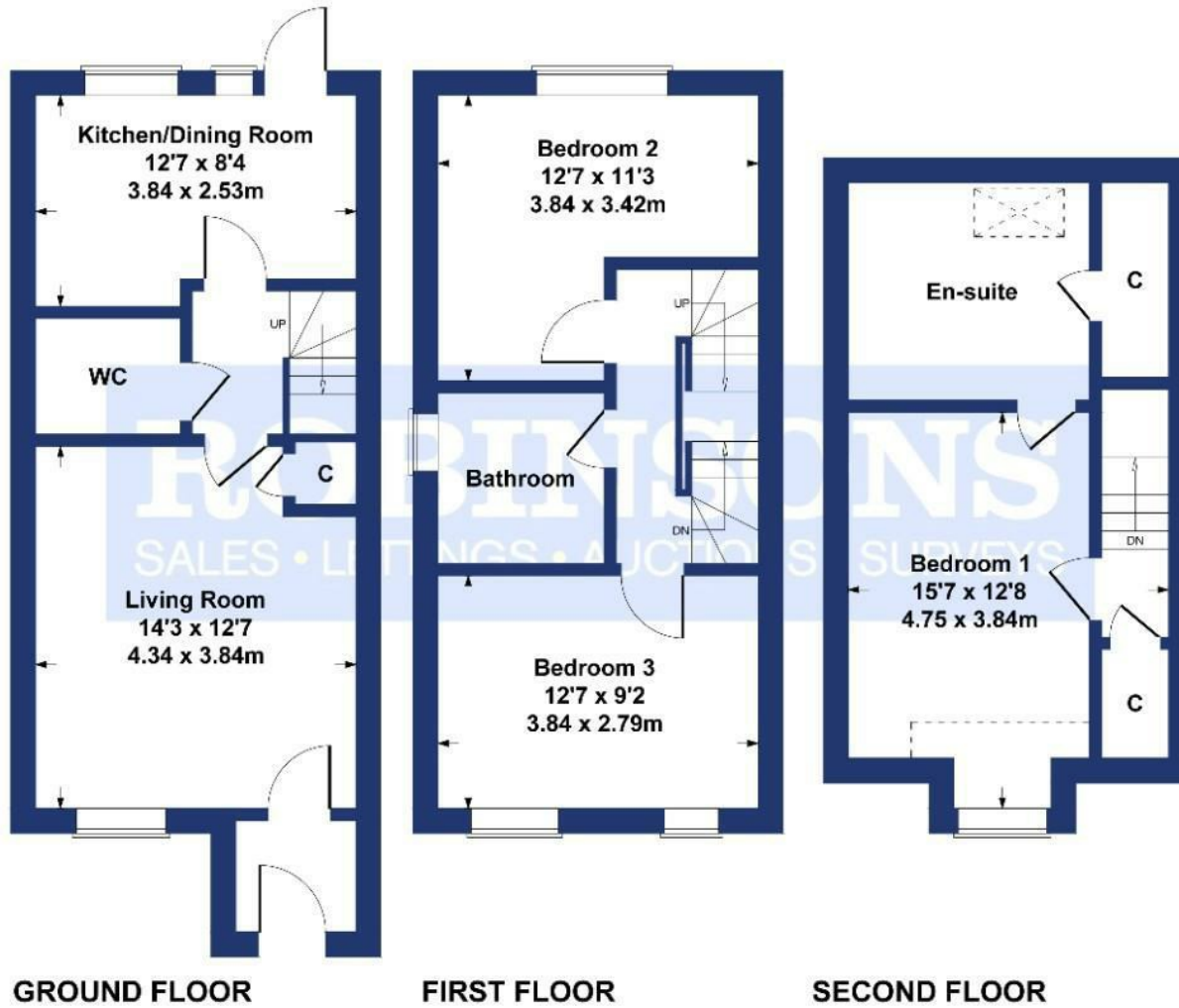
Energy Rating: B



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.

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Approximate Gross Internal Area  
1023 sq ft - 95 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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.



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

