



Reed close, Coxhoe, DH6 4FD
3 Bed - House - Detached
Offers Over £215,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Reed close Coxhoe, DH6 4FD

Stunning Family or First Home ** Pleasant Tucked Away Position ** Scenic Front Outlook ** Popular Village Location ** Good Local Amenities & Road Links ** Rear Garden With Sunny Aspect ** Detached Garage & Driveway ** Two Bathrooms ** Early Viewing Advised **

This detached, double-fronted home offers generous living space and occupies a prime position at the edge of the estate, with lovely views of the surrounding greenery. Dual-aspect windows in several rooms make the property bright throughout. The welcoming hallway leads to a spacious living room with a bay window and under-stairs storage. The modern fitted kitchen features integrated appliances, space for a dining table, and French doors opening to the rear garden. There is also a convenient cloak/WC.

Upstairs, the main bedroom is a large double with an en-suite shower room and built-in storage. The second bedroom has dual-aspect windows, while the third is a good-sized single. The main bathroom includes a WC, hand basin, and bath. Outside, there is a detached garage, driveway, and ample visitor parking. The rear garden has artificial lawn and patio area.

Occupying a quiet and pleasant tucked away position, with front outlook. Reed Close lies on the outskirts of Coxhoe village, and offers a harmonious blend of rural charm and modern comforts, just 5 miles south of Durham city centre. 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 tranquillity with convenience, appealing to a diverse range of prospective residents.











GROUND FLOOR

Hallway

WC

Lounge

12'11 x 14'7 (3.94m x 4.45m)

Kitchen Diner

10'2 x 14'6 (3.10m x 4.42m)

FIRST FLOOR

Bedroom

10'6 x 9'0 (3.20m x 2.74m)

En-Suite

8'3 x 4'6 (2.51m x 1.37m)

Bedroom

11'4 x 7'10 (3.45m x 2.39m)

Bedroom

8'1 x 5'9 (2.46m x 1.75m)

Bathroom/WC

7'3 x 5'0 (2.21m x 1.52m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

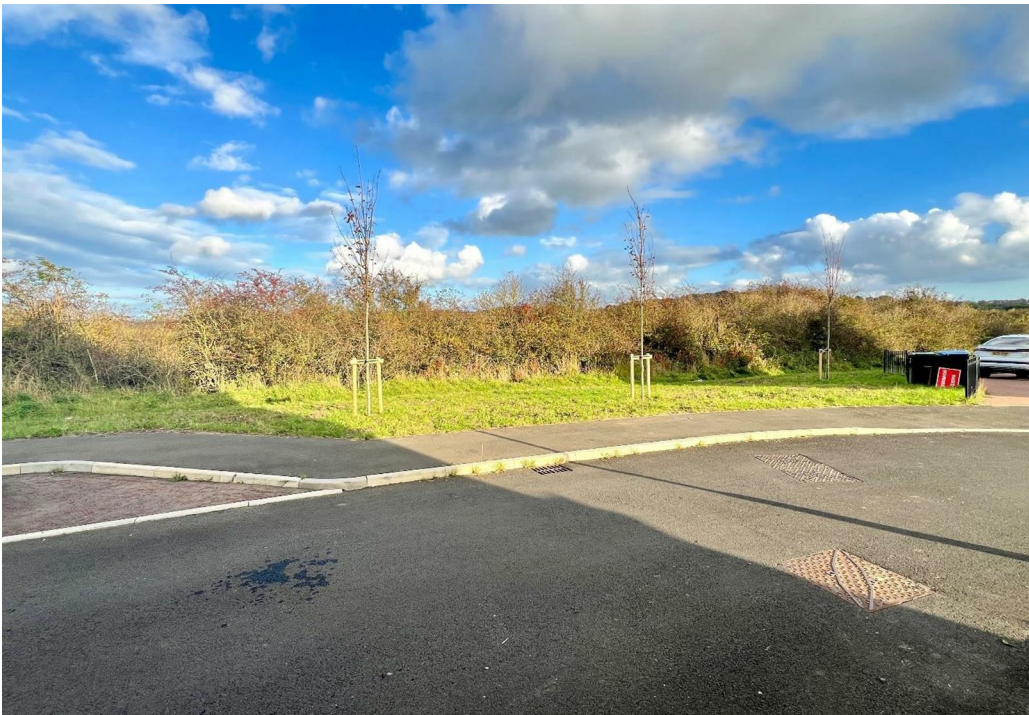
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: B

The seller advises that the estate management team will be Kingston but the estate has not been handed over to them yet. The estate charge is estimated to be at £112.38 per year.

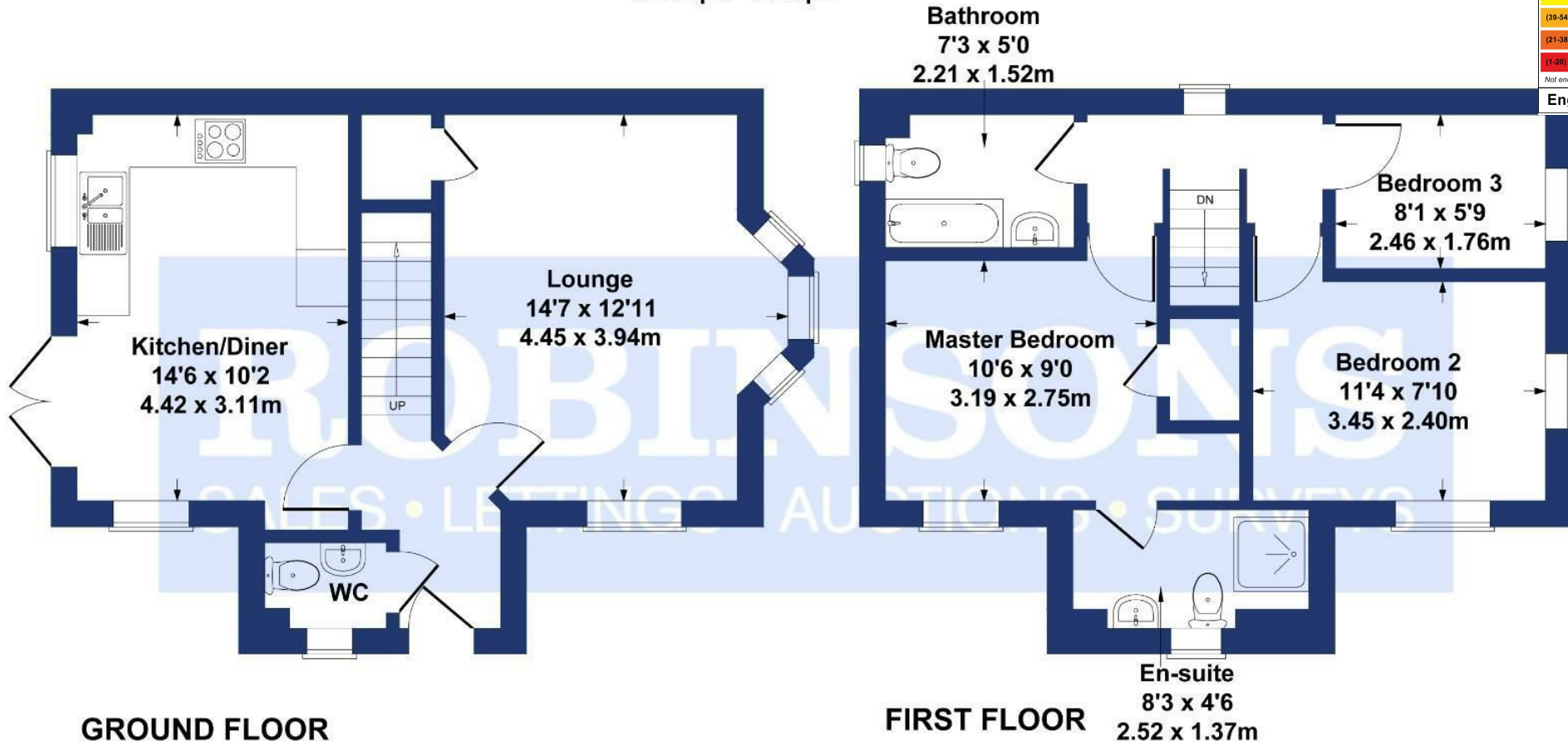


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

Reed Close

Approximate Gross Internal Area
807 sq ft - 75 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(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



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

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

