

Foundry Close, Coxhoe, DH6 4LN
4 Bed - House - Detached
£279,995

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Foundry Close
Coxhoe, DH6 4LN

** Stunning Family Home ** Pleasant Position With Private & Sunny Rear Aspect ** Good Size Garden ** Ample Parking ** Remodelled Floor Plan ** Cleverley Converted Garage ** Outskirts of Durham ** Local Amenities ** Good Road Links ** Early Viewing Advised **

The floor plan comprises: entrance hallway, comfortable lounge, cleverly converted garage creating useful extra reception room or home office. The fabulous fitted kitchen and dining room flows seamlessly to the rear garden and patio, making it ideal for family gatherings or entertaining. There is also a useful utility room and WC. The first floor has four bedrooms, en-suite shower room and family bathroom/wc. Outside there is ample front parking, whilst the rear enjoys a lovely landscaped and enclosed garden with private and sunny aspect.

Situated in a pleasant tucked away position in the village of 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.














NO RIFF RAFF PLEASE


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Hello there handsome





GROUND FLOOR

Entrance Lobby

Lounge
17'6 x 13'7 (5.33m x 4.14m)

Reception
16'01 x 8'02 (4.90m x 2.49m)

Kitchen Diner
17'0 x 9'7 (5.18m x 2.92m)

Utility Room
6'0 x 5'2 (1.83m x 1.57m)

WC

FIRST FLOOR

Bedroom
11'5 x 10'2 (3.48m x 3.10m)

En-Suite

Bedroom
14'11 x 8'6 (4.55m x 2.59m)

Bedroom
11'2 x 6'8 (3.40m x 2.03m)

Bedroom
11'6 x 8'2 (3.51m x 2.49m)

Bathroom/WC

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 13Mbps, Superfast 74Mbps, Ultrafast 1800Mbps
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2551p.a
Energy Rating: C

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.

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.



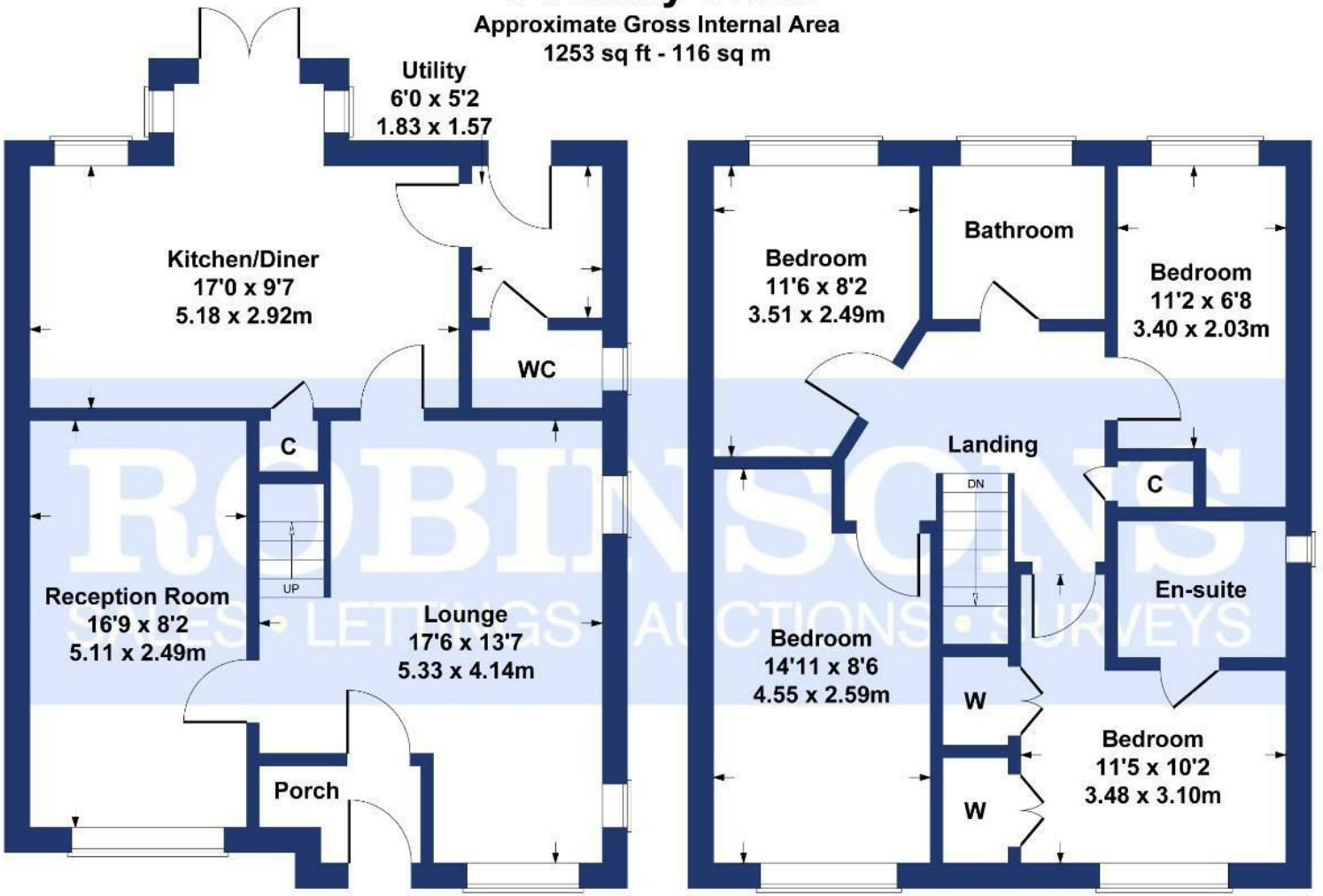


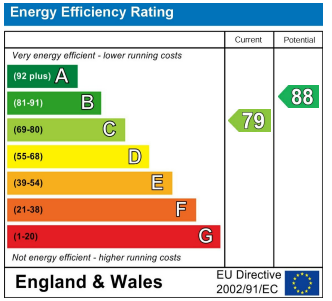




Foundry Close

Approximate Gross Internal Area
1253 sq ft - 116 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. 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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