

Parkfield, Coxhoe, DH6 4LJ
4 Bed - House - Detached
£1,300 Per Calendar Month

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Parkfield
Coxhoe, DH6 4LJ

An exceptional opportunity to rent this beautifully extended and remodelled family home, offering an impressive blend of contemporary design, generous proportions and stylish modern living. Rarely available to the rental market, this outstanding property occupies a pleasant position within the popular village of Coxhoe, conveniently placed for local amenities and excellent road connections.

Thoughtfully extended and reconfigured, the property offers a versatile floor plan perfectly suited to modern family life. Undoubtedly the heart of the home is the stunning open plan living, kitchen and dining area, creating a wonderful sense of space and an effortless connection between indoor and outdoor living. Featuring a range of integrated appliances and impressive bi-fold doors opening onto the private, southerly facing rear garden, this exceptional space is ideal for both everyday living and entertaining.

The ground floor accommodation comprises a welcoming entrance hallway, comfortable separate lounge, versatile additional bedroom or reception room, ideal for guests or home working, and the magnificent open plan living kitchen and dining area, complemented by a practical utility area and convenient WC.

To the first floor are three generously proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, together with a well-appointed family bathroom.

Externally, the property enjoys a private rear garden with a desirable southerly aspect, providing an attractive setting for outdoor relaxation and entertaining. A double driveway offers convenient off-street parking, further enhanced by an electric vehicle charging point.

Offered unfurnished, this exceptional home combines contemporary elegance, flexible accommodation and a desirable village setting. Early viewing is strongly recommended to fully appreciate the quality and space on offer.





























GROUND FLOOR

Entrance Porch

Lounge

Bedroom 4 or Reception

Open Plan Living, Kitchen & Dining

Utility Area

WC

FIRST FLOOR

Principle Bedroom & En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

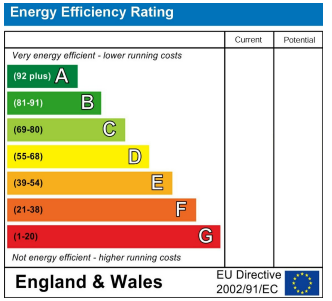
Agent Notes

Property Construction – Standard
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
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
Selective licencing area – No
Council Tax Band- D Annual costings- £2499.19 annually

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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

Requirements

Required Earnings: Tenant- £46,800.00 Guarantor-£46,800.00



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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