



## Blackiston Close

Coxhoe DH6 4SX

Offers In The Region Of £225,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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# Blackiston Close

## Coxhoe DH6 4SX



- Many upgraded fixtures and fittings
- EPC RATING - B
- Two further double bedrooms

- Larger than average southerly facing garden
- Very spacious accommodation over three floors
- Large open plan living and dining room

- Beautifully presented
- Impressive master bedroom suite
- NHBC guarantee

Buyers looking for generously proportioned bedrooms will not fail to be impressed by this beautifully presented semi detached townhouse, which enjoys spacious living accommodation spread over three floors. Located on the new Burdon Green development by Barratt Homes, enjoying a lovely plot with a larger than average southerly facing garden, the property should appeal to a wide range of buyers.

The impressive floor plan with a host of upgraded fixtures and fittings, comprises to the ground floor of a welcoming entrance hallway with WC, modern fitted kitchen with a full range of appliances and a large open plan living/dining room which has french doors opening in to the rear garden. To the first floor are two generous double bedrooms, one with jack and jill access to the family bathroom. Stairs lead to the stunning master suite located on the second floor, comprising of a large bedroom with seating and dressing areas and a luxurious en-suite shower room. Externally the property has well maintained gardens and a double length driveway for off street parking.

Coxhoe offers a wide range of local amenities and has excellent access to road links via the A1(M) for commuting.

Viewing is essential for full appreciation.

### GROUND FLOOR

#### Entrance Hall

Welcoming entrance hallway with recessed spotlighting, radiator and staircase leading to the first floor.

#### WC

7'5" x 2'11" (2.27 x 0.90)

With a white WC, pedestal wash basin with tiled splashbacks, recessed spotlighting, radiator and extractor fan.

#### Kitchen

12'9" x 6'2" (3.91 x 1.90)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit and drainer with mixer tap, a built in oven and gas hob with extractor over, as well as an integrated dishwasher, fridge and freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, radiator and unit housed gas central heating boiler.

#### Open Plan Living and Dining Room

16'4" x 13'3" (4.99 x 4.06)

Impressive open plan living and dining room with UPVC double glazed french doors leading out in to the rear garden, a further UPVC double glazed window to the side, radiator and large understairs storage cupboard.

### FIRST FLOOR

#### Landing

Having a radiator and staircase leading to the second floor.

#### Bedroom Two

13'3" x 9'8" (4.06 x 2.97)

Large double bedroom having two UPVC double glazed windows to the rear, radiator and a jack and jill door leading to the bathroom.

#### Family Bathroom/WC

7'0" x 5'6" (2.15 x 1.70)

Fitted with a white suite comprising of a panelled bath with mains fed shower over, WC and pedestal wash basin. With tiled splashbacks, recessed spotlighting, radiator and UPVC double glazed opaque window to the side.

#### Bedroom Three

13'3" x 11'1" (4.06 x 3.39)

Further generous double bedroom with two UPVC double glazed windows to the front and radiator.

### SECOND FLOOR

#### Master Bedroom

28'5" x 13'3" max (8.67 x 4.06 max)

A most impressive master suite spanning the whole of the second floor with a UPVC double glazed dormer style window to the front and two velux windows to the rear. Having seating and dressing areas, two radiators, a storage cupboard and access to the loft.

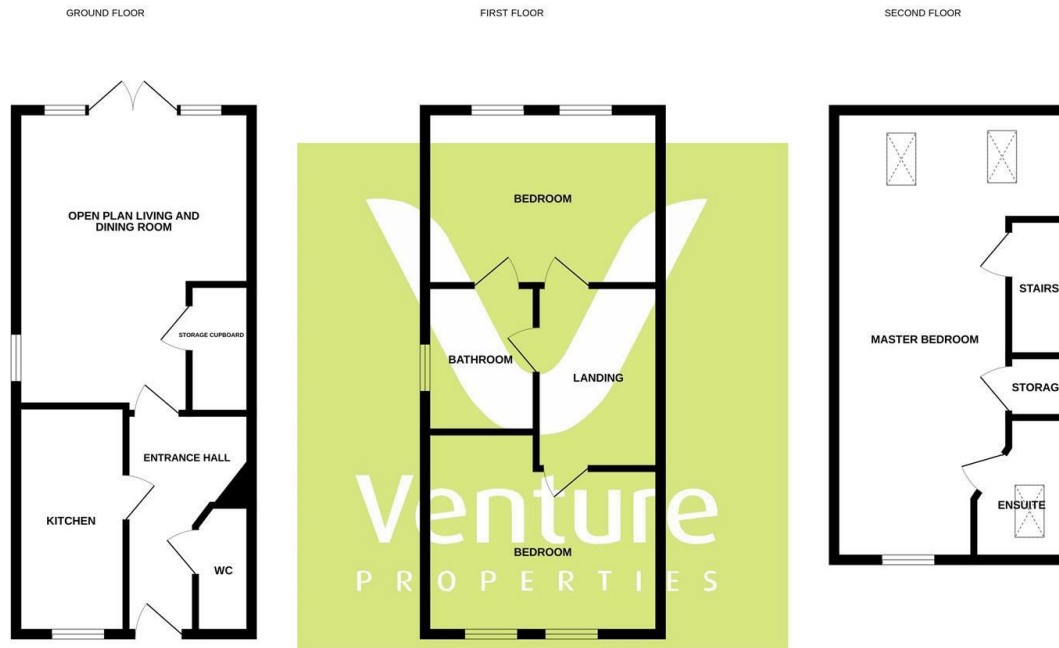
#### En-suite Shower Room

9'2" x 6'1" (2.80 x 1.86)

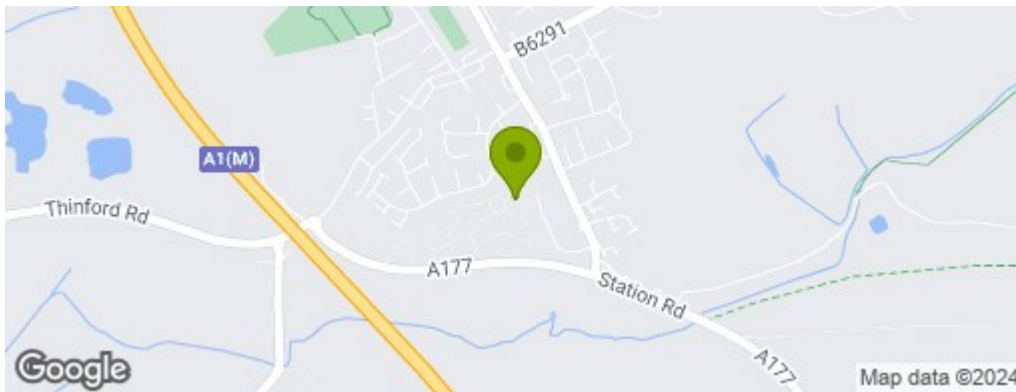
Fitted with a white suite comprising of a double width cubicle with mains fed shower, WC and pedestal wash basin. Having attractive tiling, radiator, extractor fan, velux window to the rear.

### EXTERNAL

To the front of the property is a planted garden and driveway extending to the side of the house providing off street parking. The southerly facing, larger than average rear garden has been landscaped to include a patio area, lawn and borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - C

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ  
durham@venturepropertiesuk.com