

# STUART EDWARDS



## Browning Hill Coxhoe, Durham DH6 4SA

- DETACHED BUNGALOW
- EXTENSIVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM/WC & BATHROOM
- GAS CH VIA WORCESTER COMBI BOILER
- NO ONWARD CHAIN
- 3 BEDROOMS ALL HAVING FITTED WARDROBES
- 21FT LOUNGE WITH BAY WINDOW
- DRIVEWAY & DETACHED GARAGE
- RECENTLY RE-DECORATED
- FRONT AND REAR GARDENS

**Asking Price £179,950**







## FULL DESCRIPTION

**COMPETITELY PRICED** Detached bungalow situated in a cul-de-sac position and having no onward chain.

Accessed via a UPVC entrance door to the lobby through to the hallway with doors leading to the cloakroom/wc, spacious lounge with feature bay window, extensively fitted shaker style kitchen with integrated appliances, 3 bedrooms, all having fitted wardrobes and a main bathroom.

Externally wrought iron gates lead to a driveway to the side of the property and detached garage.

There is laid lawn to the front and a paved garden to the rear.

Gas central heating via a Worcester combi boiler and radiators to all rooms, recently re-decorated and UPVC double glazing throughout.

Conveniently located close to a wide range of local amenities and having excellent road links nearby.

Well located, 3 bedroom bungalows are rare to the market. Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

## AREA INFORMATION

Coxhoe has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle.

Coxhoe has a primary school, medical centre, dentists, a leisure park, vibrant local leisure centre with fitness centre and sports facilities, miles of walking and running trails, social activities, pubs, restaurants and a village hall, as well as a good variety of shops and local businesses. Coxhoe is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages. The historical city of Durham lies approximately 4 miles away, with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

## ENTRANCE

UPVC entrance door leading to the lobby through to the hallway with radiator.

## CLOAKROOM/WC

Close coupled wc and wash hand basin.



## LOUNGE

21'0 x 12'6

Marble effect feature fire surround with marble hearth and inset gas fire, two double radiators, dado rail, coved ceiling and bay window.

## KITCHEN

9'10 x 7'9

Extensive range of shaker style wall and floor units with laminate worktops and inset composite sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, washing machine and double oven with gas hob and extractor above. Tiled splashbacks and laminate flooring.

## INNER HALLWAY

With central heating boiler and doors to bedrooms 1 and 3.

## BEDROOM 1

11'5 x 11'5

With a range of fitted wardrobes, drawers and radiator.

## BEDROOM 2

14'3 x 8'3

Off the main hallway with radiator and a fitted wardrobe with mirrored fronts.

## BEDROOM 3

10'10 x 9'4

Radiator and fitted wardrobe.

## BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, folding screen, tiled walls and double radiator.

## GARAGE & DRIVEWAY

Double gates lead to a driveway providing off road parking and a detached garage with power, lighting and an up and over door.

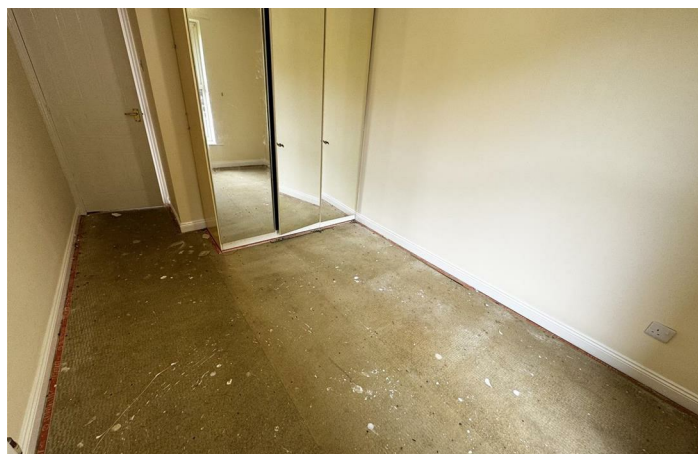
## GARDENS

Lawn garden to the front and a paved garden to the rear.

## EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3835-8226-7500-0200-2276>



### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

#### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

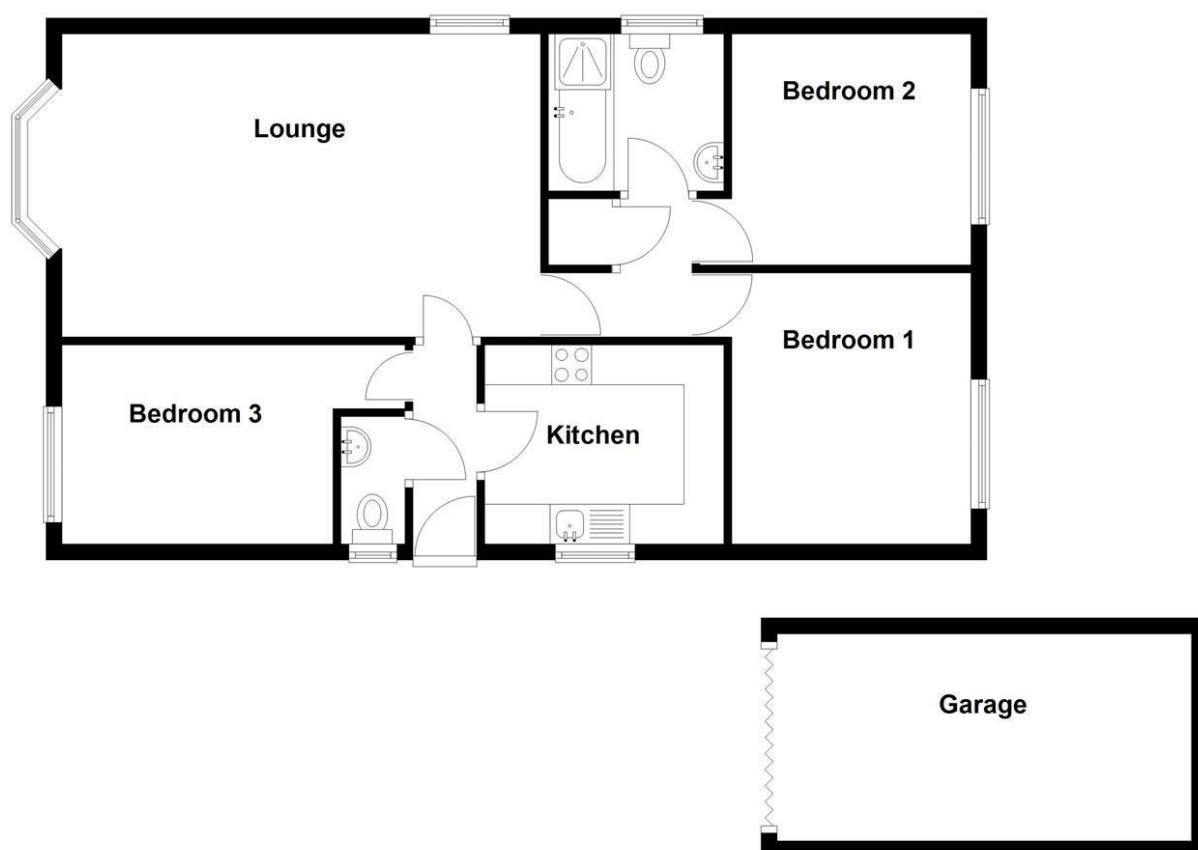
#### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

**Council Tax Band: C**  
**EPC Rating: D**

### Ground Floor



Total area: approx. 86.8 sq. metres (934.4 sq. feet)  
**72 Browning Hill, Coxhoe, Durham**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.