



Beechfield Rise, Coxhoe, DH6 4SB  
4 Bed - House - Detached  
O.I.R.O £299,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Beechfield Rise Coxhoe, DH6 4SB

Seldom Available \*\* Pleasant Cul-De-Sac Position \*\* Stunning Extended Detached Home \*\* Rear Garden With Sunny Aspect \*\* Ample Driveway Parking \*\* Stunning Breakfasting Kitchen \*\* Popular Village Location \*\* Good Local Amenities & Transport Links \*\* Outskirts of Durham \*\* Modern Development \*\* Early Viewing Advised \*\*

The extended and versatile floor plan comprises, entrance hallway with stairs to the first floor, comfortable family lounge with bay window and seamlessly flows through to the dining and sun room area, which has french doors opening to the rear garden. The stunning kitchen breakfast room is fitted with a range of modern units, breakfast bar area and has a selection of integral appliances. There is also access to the garage, useful utility room and downstairs cloak/WC. The first floor offers four good sized bedrooms. The master bedroom is extended with a range of fitted robes and has access to the family bathroom, and the guest bedroom is a good size double with en-suite shower room facilities. The main family bathroom has been extended and is fitted with a jacuzzi style bath and separate shower cubicle. Outside the property occupies a pleasant cul-de-sac position with front and rear gardens. The front provides ample driveway parking and leads to the single car garage. The rear garden is enclosed with sunny aspect, lawn and patio areas,

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.













## GROUND FLOOR

### Entrance

### Lounge

14'02 x 13'08 (4.32m x 4.17m)

### Dining, Study & Sun Area

17'0 x 9'01 (5.18m x 2.77m)

### Kitchen Breakfast Room

15'08 x 17'0 (4.78m x 5.18m)

### Utility Room

6'01 x 5'02 (1.85m x 1.57m)

### WC

### Garage

16'10 x 7'11 (5.13m x 2.41m)

## FIRST FLOOR

### Bedroom

12'09 x 11'08 (3.89m x 3.56m)

### En-Suite

7'09 x 3'0 (2.36m x 0.91m)

### Bedroom

15'07 x 9'05 (4.75m x 2.87m)

### Bedroom

10'6" x 8'2" (3.22 x 2.49)

### Bedroom

8'0 x 6'07 (2.44m x 2.01m)

### Bathroom/WC

12'08 x 6'10 (3.86m x 2.08m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 67 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2316 p.a

Energy Rating: D

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.

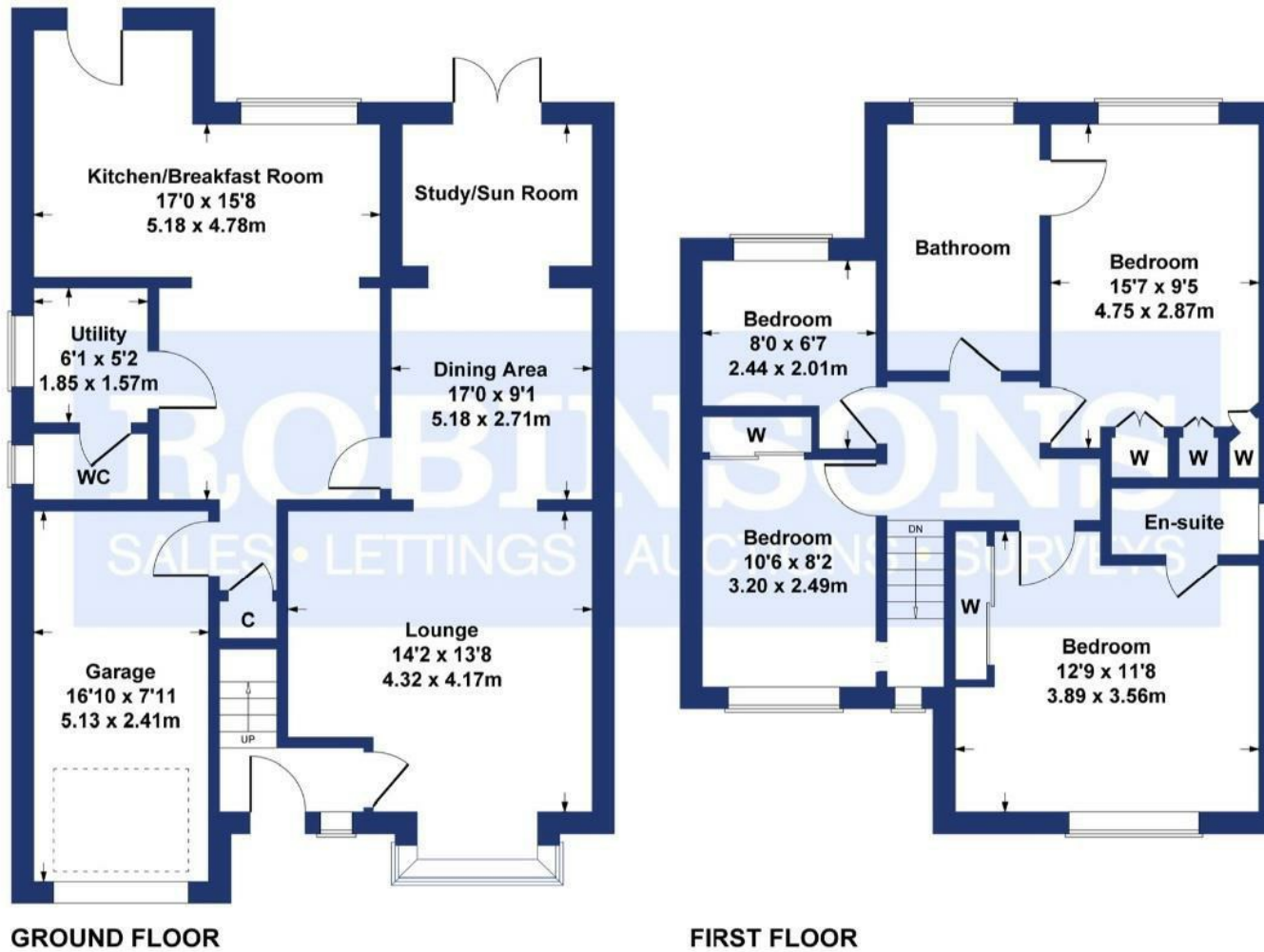




# Beechfield Rise

Approximate Gross Internal Area  
1524 sq ft - 142 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(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

