



Prospect Place, Coxhoe, DH6 4LA  
3 Bed - House - End Terrace  
£157,500

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# Prospect Place

## Coxhoe, DH6 4LA

Stunning First Buy or Family Home \*\* Private Rear Garden \*\* Parking \*\* Popular Village Location \*\* Amenities, School & Transport Links Close By \*\* Pleasantly Situated \*\* Integrated Kitchen \*\* Must Be Viewed \*\*

The floor plan comprises entrance hall which warmly greets visitors, setting a pleasant tone for the home, and seamlessly connects to the expansive living room, which has stairs to the first floor. Additionally, it provides entry to the convenient downstairs WC for added convenience. Moving further in, the rear of this impressive property reveals a luminous kitchen and dining space, furnished with integrated appliances such as a gas hob, electric oven, fridge/freezer, washing machine, and dishwasher. French doors open to the secluded and private garden, boasting scenic views overlooking Parkhill Nature Reserve.

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

### Hallway

### WC

### Lounge

14'10 x 15'8 (4.52m x 4.78m)

### Kitchen

14'8 x 8'1 (4.47m x 2.46m)

## FIRST FLOOR

### Bedroom

12'11 x 8'5 (3.94m x 2.57m)

### Bedroom

10'10 x 8'6 (3.30m x 2.59m)

### Bedroom

9'1 x 6'0 (2.77m x 1.83m)

### Bathroom/WC

5'11 x 5'4 (1.80m x 1.63m)



### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

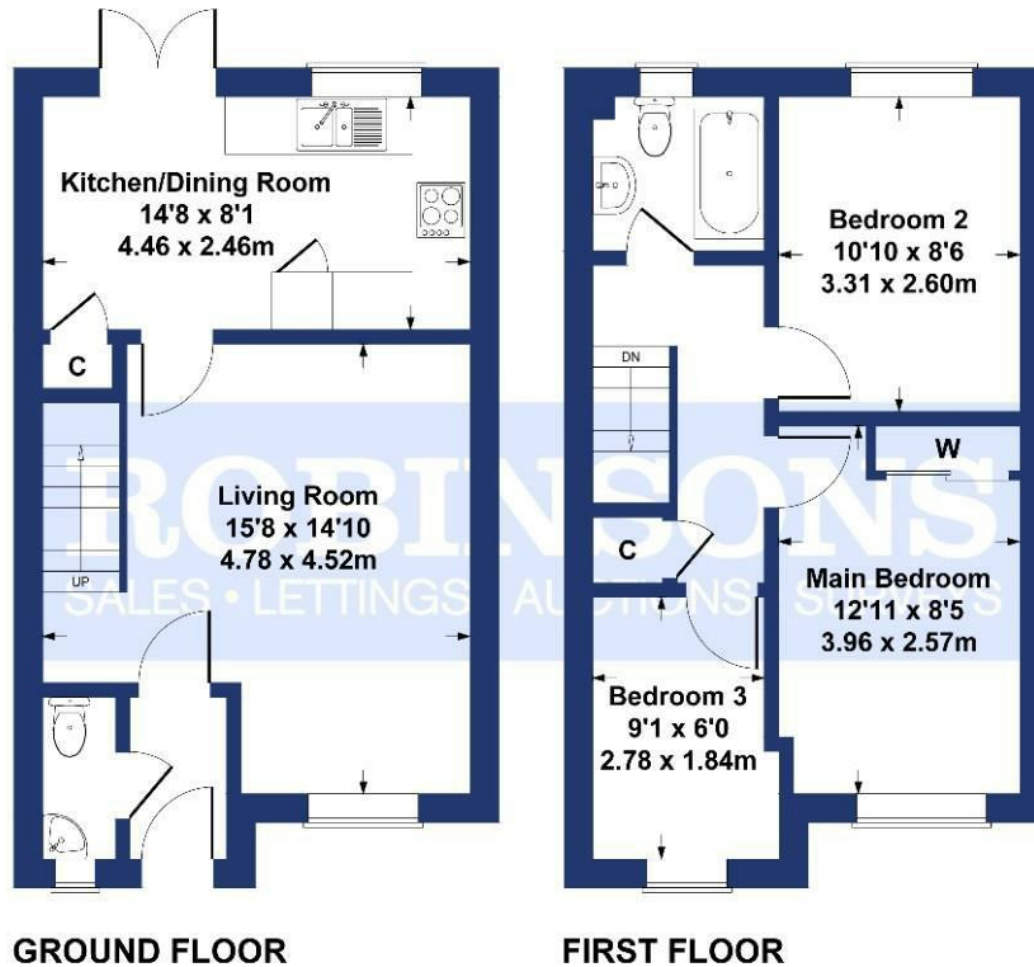
Council Tax: Durham County Council, Band C - Approx. £2161p.a

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.

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Approximate Gross Internal Area  
732 sq ft - 68 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			92
(81-81) B			
(69-80) C		76	
(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	

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](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

