



Station Road West, Coxhoe, DH6 4AS  
3 Bed - House - Semi-Detached  
£265,000

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## Station Road West Coxhoe, DH6 4AS

An absolute credit to its current owner; it is with pleasure that we offer to the market this exquisite three bedroom semi detached house with an extensive driveway & excellent sized garden situated beautifully on Station Road West within the highly sought after, family orientated location of Coxhoe.

'Four Winds' is an exceptionally well presented property which would be the ideal purchase for clients seeking that 'move-in ready' residence. Having easy access to all of the immediate amenities offered in & around Coxhoe itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to Durham City, Darlington & Teeside & benefits further from gas central heating via a 'Baxi' combi boiler & double glazing throughout.

In brief, this stunning home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge with bay window to front elevation, a sensational open-plan kitchen/dining area with a range of fitted wall & base units (& Aga to be included) & French doors to the rear garden. The first floor landing boasts three bedrooms (two of which are double) & a superb re-fitted shower room. Externally, the property enjoys an outstanding sized, West-facing rear garden with lawn & patio areas, whilst the front hosts a beautiful block paved driveway with parking for several vehicles & further access to a larger than standard sized single garage (measuring 18ft x 14ft approximately).

This tastefully decorated home retains the charm, character & authenticity of its original build, yet has been sympathetically upgraded throughout. We urge clients not to miss out & thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality & layout of this well proportioned home for sale.













## **ENTRANCE HALLWAY**

### **LOUNGE**

15'3 x 11'11 (4.65m x 3.63m)

### **OPEN-PLAN KITCHEN/DINING AREA**

20'1 x 13'5 (6.12m x 4.09m)

## **FIRST FLOOR LANDING**

### **MASTER BEDROOM**

13'5 x 11'11 (4.09m x 3.63m)

### **BEDROOM TWO**

11'11 x 11'11 (3.63m x 3.63m)

### **BEDROOM THREE**

7'8 x 6'11 (2.34m x 2.11m)

### **SHOWER ROOM**

11'1 x 6'11 (3.38m x 2.11m)

## **EXTERNALLY**

### **DETACHED SINGLE GARAGE**

18'8 x 14'1 (5.69m x 4.29m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 45 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: D



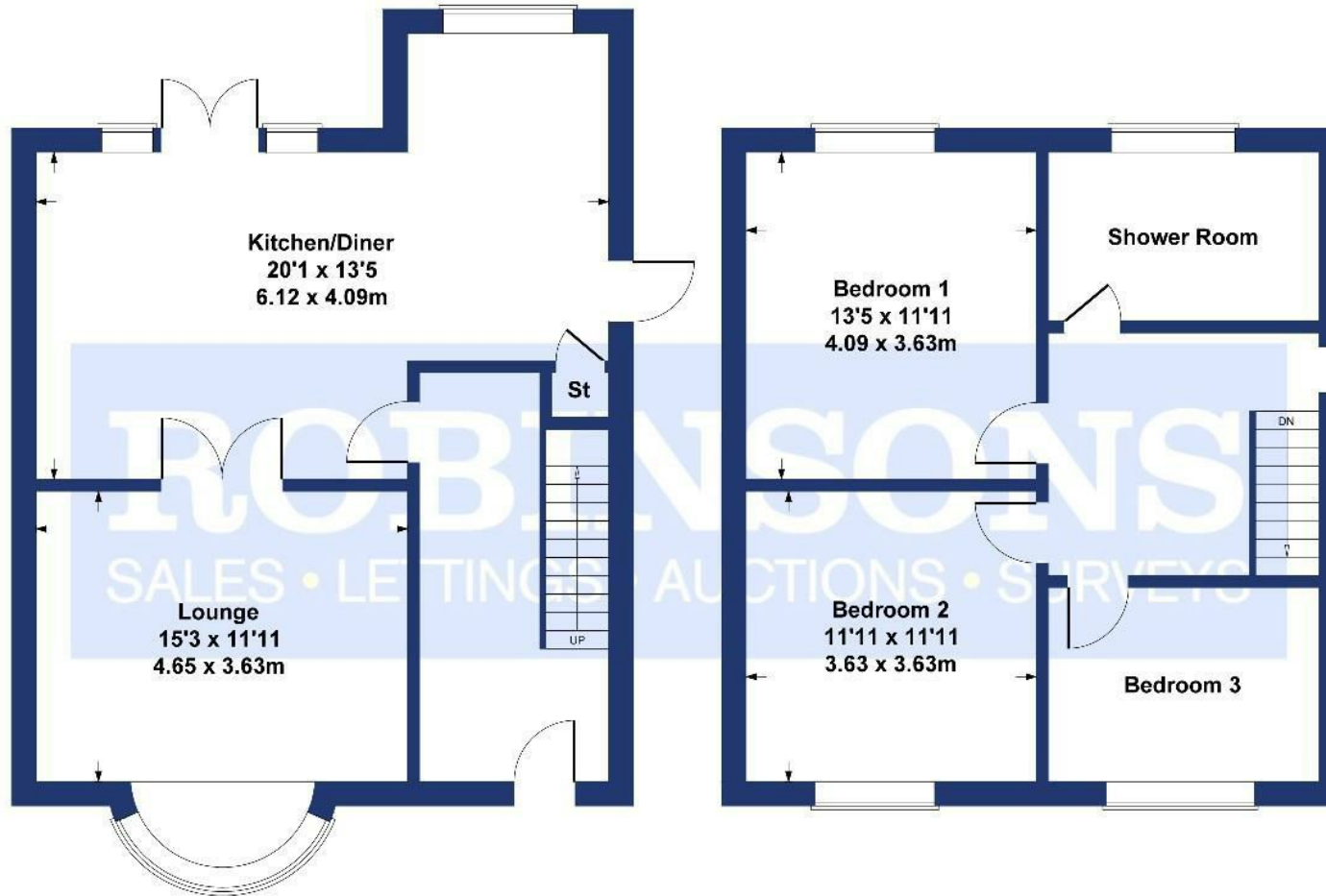
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.





# Four Wynds, Station Road, Coxhoe, DH6 4AS

Approximate Gross Internal Area  
1276 sq ft - 119 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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			
(92 plus)	A		
(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		66	80
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.



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