



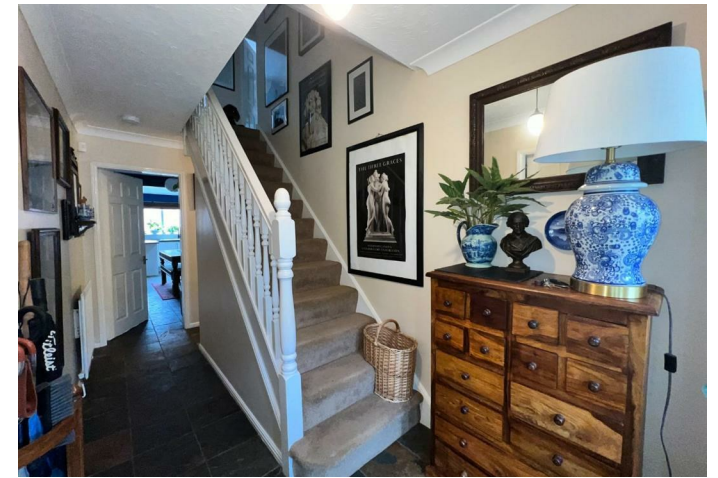
Beechfield Rise, Coxhoe, DH6 4SB  
4 Bed - House - Detached  
£285,000

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## Beechfield Rise Coxhoe, DH6 4SB

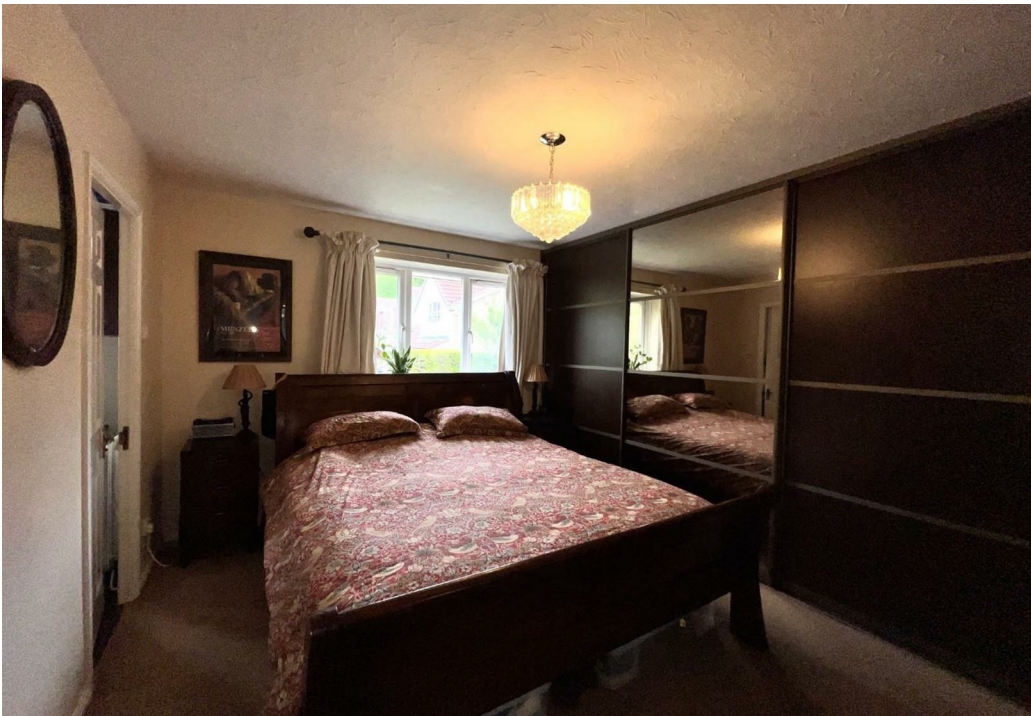
Tucked away in a tranquil, well-established cul-de-sac within a sought-after residential area, this stunning 4-bedroom detached family home stands out with its spacious design and a recent single-storey extension at the back. It is an ideal family home with a flexible, airy living space downstairs, spacious bedrooms and a quiet position in the estate with no through traffic.

The front door leads into a spacious hallway with natural slate flooring that extends through to the kitchen and living space at the rear. The lounge features a bay window and an elegant stone fire surround, while the expanded kitchen boasts a vaulted ceiling with Velux windows, bathing the space in natural light. It's fitted with a modern array of white satin-finish cabinets, contrasting countertops, and a breakfast bar. Twin doors open to a sun lounge with French doors leading to the rear garden. An additional reception room offers flexibility as either another family room, a dining room or a home office. The ground floor also includes a practical utility room and WC. Upstairs, the master bedroom is equipped with an extensive selection of built-in wardrobes and an en-suite. The three other bedrooms share access to the family bathroom. Externally, a sizeable driveway leads to an integral single garage, and the back features a private, well-maintained garden with lush lawns, mature plantings, and a full-width paved patio, enjoying privacy without being overlooked. The patio area enjoys long hours of afternoon and evening sun. Local village amenities are just a short stroll away, with excellent connectivity North and South via the nearby A1M motorway, and Durham City is roughly 7 miles to the South.











## GROUND FLOOR

### ENTRANCE HALLWAY

The front door leads into a long, open hallway with natural slate flooring that extends through to the kitchen and living space at the rear.

### LOUNGE

16'11 x 11'08 ( 5.16m x 337.72m)

The lounge features a bay window and an elegant stone fire surround with modern gas fire. Double doors with glass panes open up into the dining room creating a flexible space.

### FAMILY ROOM

10'06 x 10'00 ( 3.20m x 3.05m)

A room that offers flexibility as a generous dining room, family room or home office. Double doors at either end provide light and additional space for the sun lounge or lounge.

### SUN LOUNGE

10'08 x 10'06 ( 3.25m x 3.20m)

Sun lounge boasts a vaulted ceiling with Velux window and twin doors opening out onto the patio. The floor is natural slate.

### KITCHEN

15'06 x 9'07 ( 4.72m x 2.92m)

The expanded kitchen features a vaulted ceiling with Velux windows, bathing the space in natural light. It is fitted with a modern array of cream satin-finish cabinets, contrasting countertops, and a breakfast bar. The floor is natural slate.

### BREAKFASTING AREA

10'07 x 10'04 ( 3.23m x 3.15m)

### UTILITY ROOM

5'08 x 8'04 ( 1.73m x 2.54m)

Space for washing machine, dryer, dishwasher and tall fridge-freezer and with door to the rear garden. Natural slate flooring continued from the kitchen.

### GROUND FLOOR WC

Tucked away at the end of the L-shaped hallway is the WC with sink, WC and natural slate flooring.

## FIRST FLOOR

### MASTER BEDROOM

11'09 x 10'02 plus wardrobes (3.58m x 3.10m plus wardrobes)

Features extensive built-in sliding door wardrobes and an en-suite with electric power shower, wash basin and WC.

### EN-SUITE

5'10 x 6'07 (1.78m x 2.01m)

### BEDROOM 2

12'043 x 11'01 (3.66m x 3.38m)

Accommodating a double bed and with fitted wardrobes.

### BEDROOM 3

11'01 x 8'07 (3.38m x 2.62m)

Accommodating a double bed and with fitted wardrobes.

### BEDROOM 4

9'00 x 6'00 (2.74m x 1.83m 0.00m)

Accommodating a single bed.

### FAMILY BATHROOM

7'02 x 7'06 (2.18m x 2.29m)

With bath, electric power shower, wash basin, WC and newly fitted vinyl tile effect flooring.

### Agents Notes:-

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

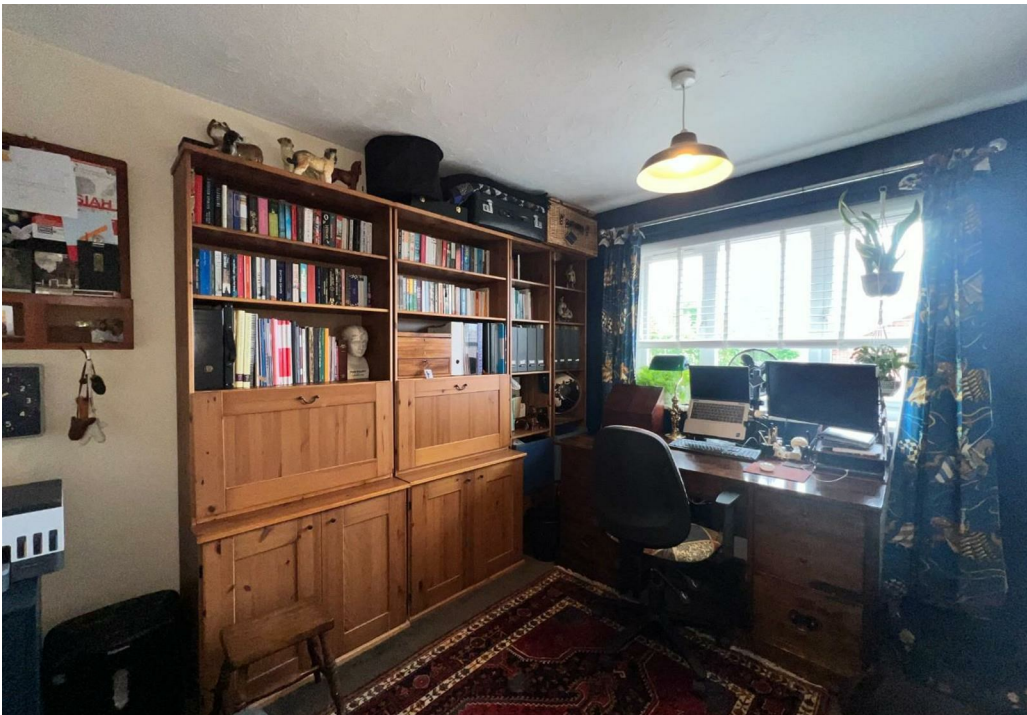
Broadband: Basic 13 Mbps, Superfast 76 Mbps, Ultrafast 9000 Mbps. Full Fibre.

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431p.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.

# Beechfield Rise

Approximate Gross Internal Area  
1675 sq ft - 156 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			
(82 plus)	A		80
(81-81)	B		
(69-80)	C	70	
(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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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