



Petterson Dale, Coxhoe, DH6 4EZ  
3 Bed - House - Detached  
£224,950

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## Petterson Dale Coxhoe, DH6 4EZ

It is with pleasure that we offer to the market with no onward chain this exceptionally well presented three bedroom detached family home situated pleasantly on Petterson Dale, within the popular, family orientated location of Coxhoe. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating via a combi boiler & double glazing throughout.

In brief, this impressive home comprises: Welcoming entrance hallway with stairs to the first floor, a lovely lounge (measuring 16ft approximately) with bay window to front, separate dining room, 2022 re-fitted kitchen with a range of fitted wall & base units, separate utility & ground floor cloaks/wc. The first floor landing boasts three bedrooms (the master bedroom having an en-suite shower room) & family bathroom with three piece suite. Externally, the home enjoys a superb sized, South-facing garden to the rear with lawn & patio areas whilst to the front, there is a spacious driveway leading to an integrated single garage.

We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, layout & size of this tastefully decorated home for sale.













#### **ENTRANCE HALLWAY**

#### **LOUNGE**

16'11 x 11'3 (5.16m x 3.43m)

#### **SEPARATE DINING ROOM**

10'5 x 8'5 (3.18m x 2.57m)

#### **KITCHEN**

9'7 x 8'9 (2.92m x 2.67m)

#### **UTILITY ROOM**

8'9 x 5'6 (2.67m x 1.68m)

#### **GROUND FLOOR CLOAKS / WC**

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'9 x 11'9 (3.89m x 3.58m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM TWO**

10'5 x 9'0 (3.18m x 2.74m)

#### **BEDROOM THREE**

8'11 x 7'1 (2.72m x 2.16m)

#### **FAMILY BATHROOM**

6'2 x 5'8 (1.88m x 1.73m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

Energy Rating: D

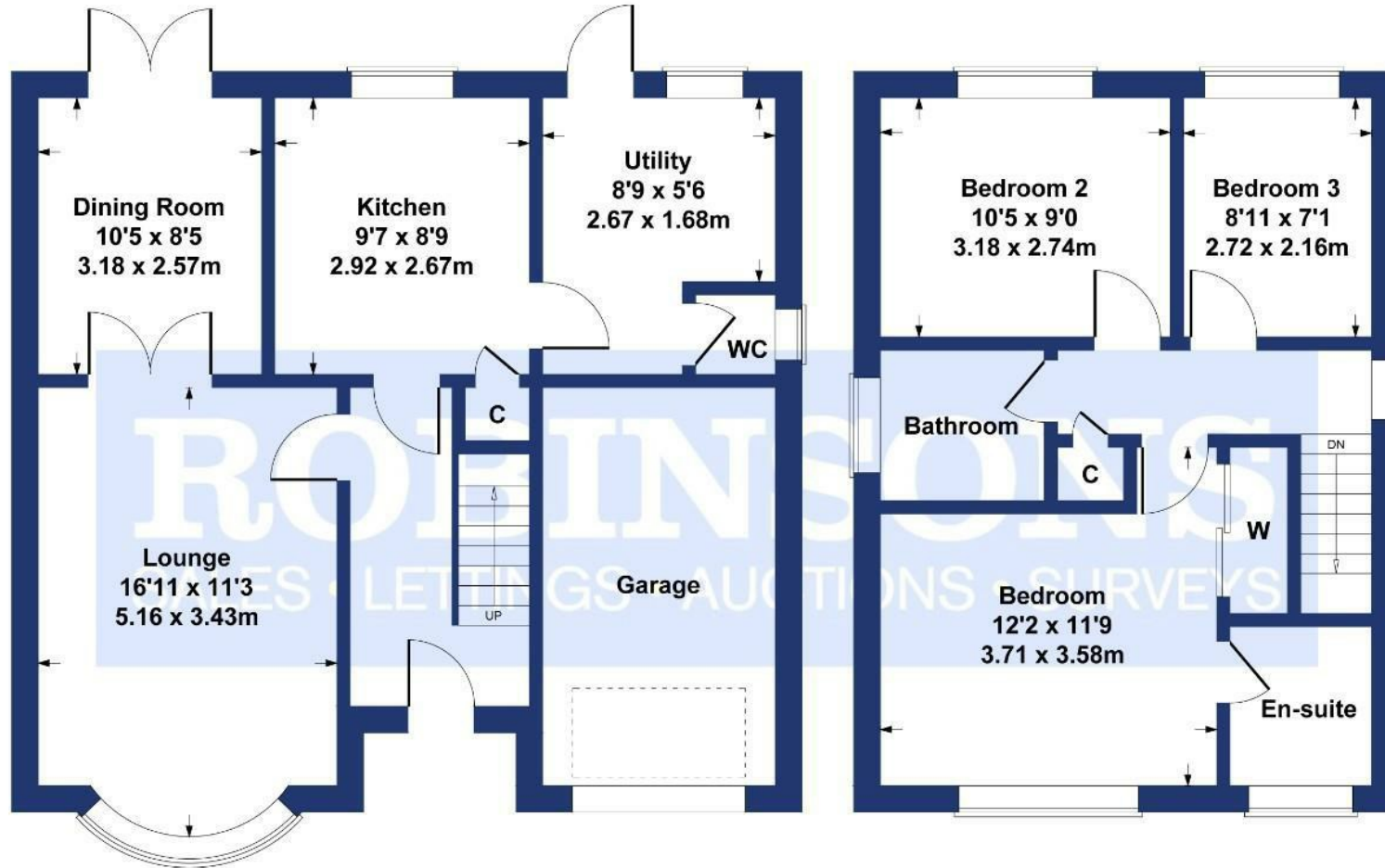
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





# Petterson Dale

Approximate Gross Internal Area  
1185 sq ft - 110 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		
(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		67	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.

