



Petterson Dale, Coxhoe, DH6 4HA  
4 Bed - House - Detached  
£260,000

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# Petterson Dale Coxhoe, DH6 4HA

\*\* Rarely Available \*\* Pleasant Elevated Position \*\* Stunning Panoramic Views \*\* Private Rear Garden with Summer House (Has electric and Wi-Fi - Ideal Home Office!) \*\* Driveway and Garage \*\* Full Fibre (Youfibre) Installed \*\* Popular Village Location \*\* Good Local Amenities & Transport Links \*\* Outskirts of Durham \*\* Modern Development \*\* Early Viewing Advised \*\*

Offered to the market is this well maintained and ideally located four bedroom detached family home.

The floor plan briefly comprises: entrance hallway, comfortable lounge with bay window, attractive open plan kitchen and dining area, useful utility room and downstairs cloak/wc. The first floor has four bedrooms, one with en-suite shower room, a family bathroom/wc. Outside the property occupies a lovely elevated position with driveway parking, stunning rear garden, which has various patio areas, summer house and a variety of shrubbery.

Coxhoe is a former mining village situated less than six miles South West 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 and Bowburn Primary Schools.























## GROUND FLOOR

### Lounge

16'2" x 12'11" max (4.93m x 3.94m max)

### Dining Kitchen

9'8" x 18'3" (2.95m x 5.56m)

### Utility Room

6'2" x 5'6" (1.90m x 1.70m)

### Downstairs WC

### Garage

16'6" x 7'4" (5.03m x 2.24m)

## FIRST FLOOR

### Landing

### Bedroom One

15'10" x 9'8" max (4.85m x 2.97m max)

### En-Suite

7'3" x 4'5" max (2.21m x 1.35m max)

### Bedroom Two

11'3" x 9'3" max (3.43m x 2.82m max)

### Bedroom Three

9'3" x 8'0" max (2.82m x 2.44m max)

### Bedroom Four

8'7" x 7'3" (2.64m x 2.21m)

### Bathroom

6'2" x 6'2" (1.90m x 1.88m)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D

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.



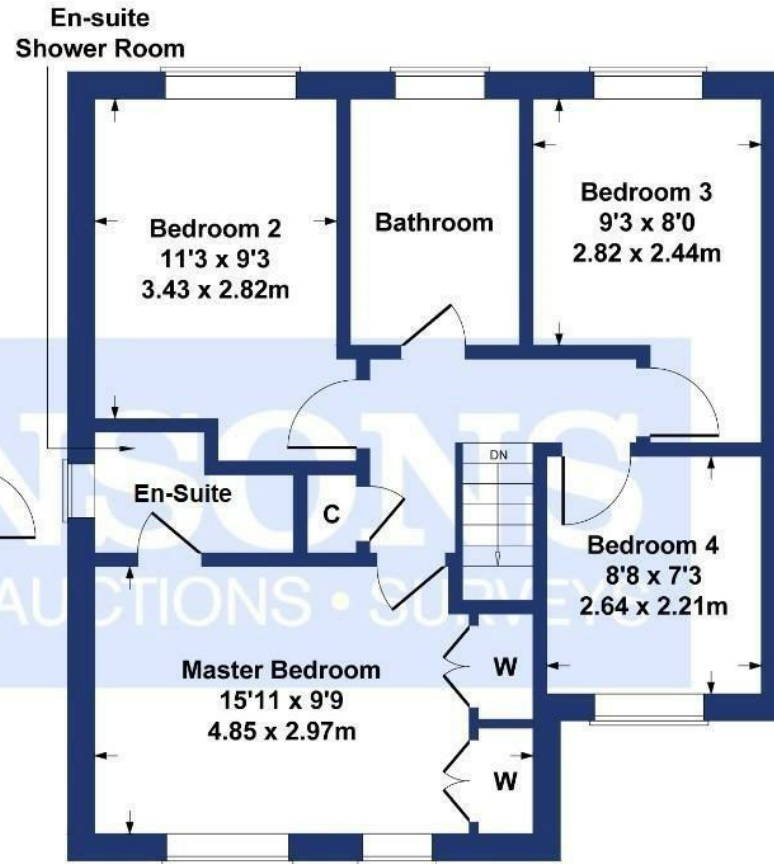
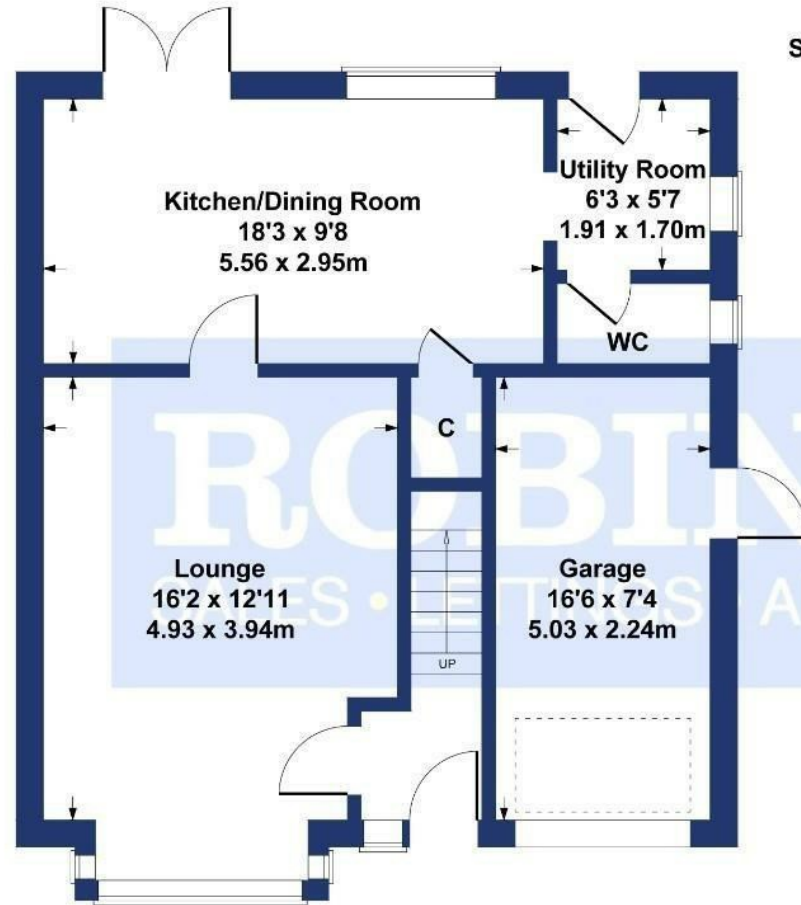




# Petterson Dale

Approximate Gross Internal Area  
1168 sq ft - 118 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C		67
(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	



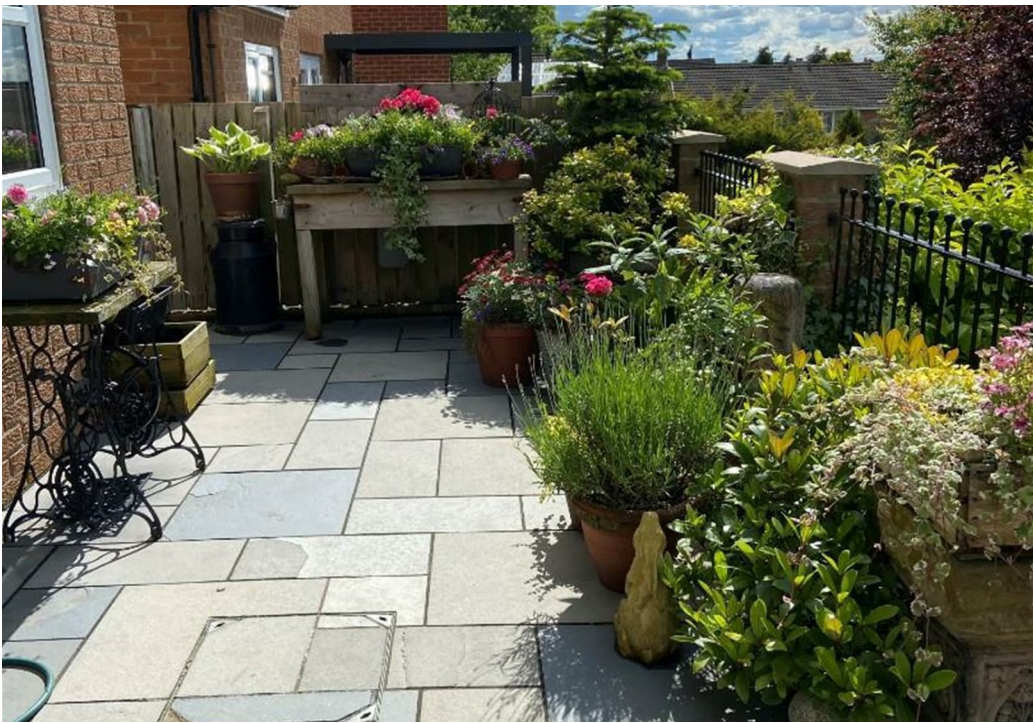
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2022

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















1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk

