



Blackiston Close, Coxhoe, DH6 4SU
4 Bed - House - Detached
O.I.R.O £340,000

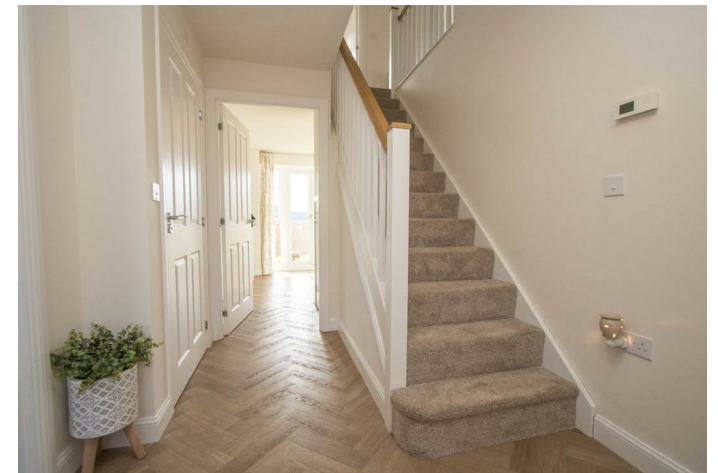
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Blackiston Close Coxhoe, DH6 4SU

Stunning Family Detached Home ** Pleasant Position ** Quiet Cul-De-Sac Location ** Village Location ** Spacious & Versatile Layout ** Two Receptions & Two Bathrooms ** Good Size Rear Garden With Pleasant Aspect ** Large Driveway & Double Detached Garage ** Must Be Viewed **

The floor plan comprises: entrance hallway, study or extra reception room, comfortable living room, stunning open plan living kitchen and dining, having French doors opening to the rear garden, a range of modern units and a selection of appliances. There is also a useful utility room and cloak/WC for added convenience. The first floor has four bedrooms, master en-suite shower room and family bathroom/WC. Outside, the property occupies a pleasant position with gardens, large driveway and double detached garage.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.













GROUND FLOOR

Entrance Hallway

Study

6'3" x 7'7" (1.92 x 2.32)

Living Room

12'2" x 16'4" (3.72 x 4.98)

Living Kitchen Dining

26'9" x 9'11" (8.16 x 3.03)

Utility Room

WC

FIRST FLOOR

Bedroom

11'6" x 12'4" (3.52 x 3.77)

En-Suite

Bedroom

10'1" x 12'5" (3.08 x 3.79)

Bedroom

10'2" x 12'7" (3.12 x 3.84)

Bedroom

8'9" x 10'5" (2.69 x 3.18)

Bathroom/WC

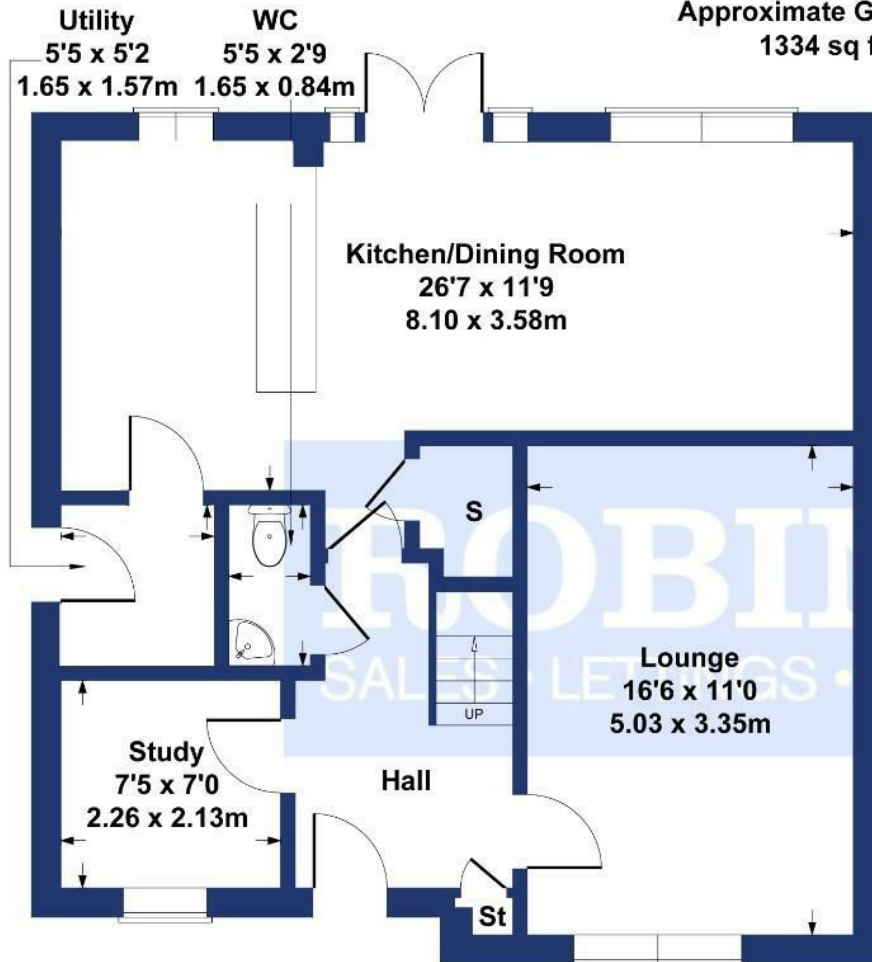
6'11" x 6'1" (2.13 x 1.87)



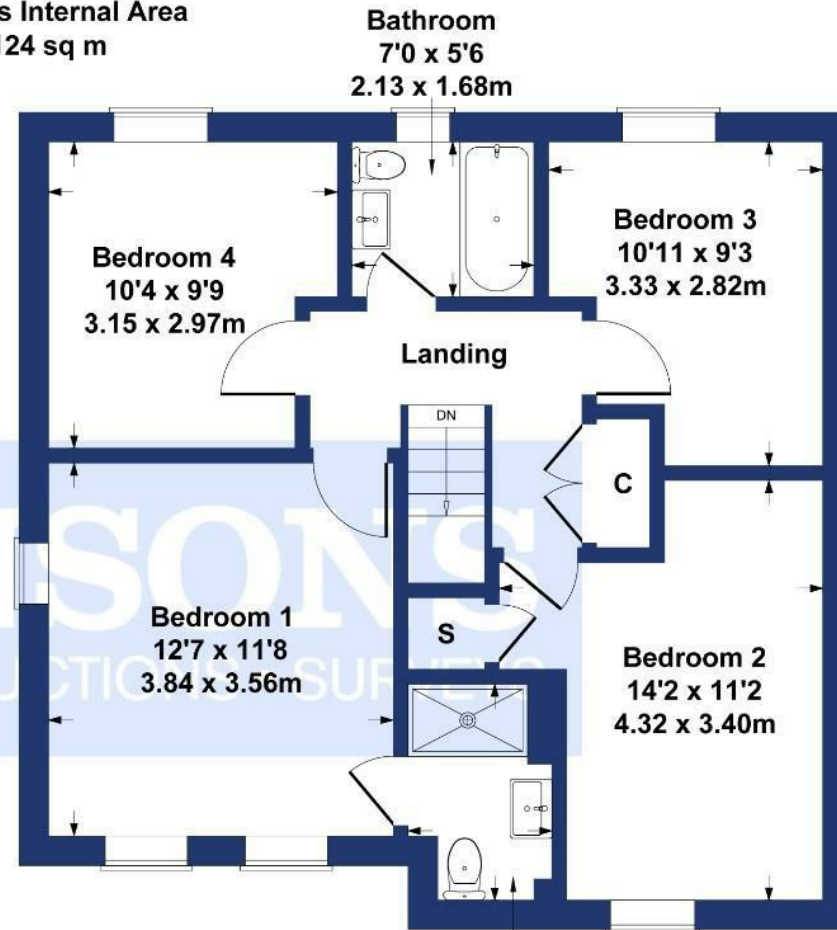


Blackiston Close

Approximate Gross Internal Area
1334 sq ft - 124 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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
www.robinsonsestateagents.co.uk

