



Grint Close, Coxhoe, DH6 4BW
4 Bed - House - Detached
Offers Over £285,000

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Grint Close

Coxhoe, DH6 4BW

Superb Detached Home ** Fabulous Position With Views ** Spacious & Well Presented ** Outskirts of Durham ** Village Amenities ** Gardens, Ample Parking & Garage ** Early Viewing Advised **

The floor plan comprises; entrance hallway, dining room, WC, comfortable lounge with French doors to the rear garden, stunning fitted kitchen breakfast room. The garage is currently used as a utility area and home gym, and could easily be fully converted to create extra reception space. The first floor has four good size bedrooms, principle en-suite shower room and family bathroom/WC. Outside, there is ample parking and good sized landscaped gardens. The front of the property offers some lovely views.

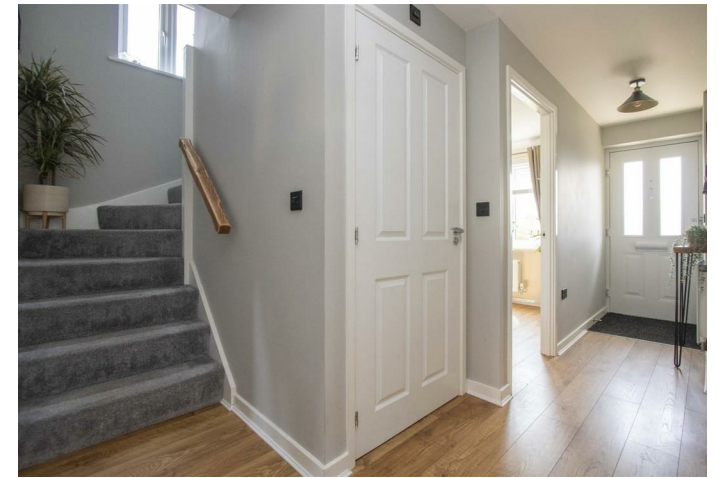
Coxhoe is a welcoming village in County Durham, just five miles south of Durham city centre. Blending rural charm with modern convenience, it's an attractive choice for home buyers seeking a friendly community with excellent transport links.

Situated near the A177 and Junction 61 of the A1(M), Coxhoe offers quick road access to Durham, Newcastle and Middlesbrough. Frequent bus services connect the village to nearby towns, and Durham rail station is around five miles away, providing wider regional and national links.

The village offers a good range of amenities, including a small supermarket, bakery, butcher, florists, and several popular pubs such as The Old Mill and the Poacher's Pocket. The community-run village hall hosts regular events, fitness classes, clubs and a community pantry, fostering a strong local spirit.

Families benefit from highly regarded schools, including Coxhoe Primary (rated outstanding by Ofsted), with other good options nearby and secondary schools easily accessible in Durham and Sedgfield.

For outdoor recreation, Coxhoe Park features a playground, skate zone, sports courts, a sensory garden and a wildlife pond. Nearby nature reserves like Thrislington Quarry provide peaceful green space for walking and wildlife spotting.













GROUND FLOOR

Entrance Hallway

Dining Room

9'2 x 8'3 (2.79m x 2.51m)

WC

Lounge

15'6 x 11'5 (4.72m x 3.48m)

Kitchen Breakfast Room

13'11 x 9'6 (4.24m x 2.90m)

FIRST FLOOR

Bedroom

13'11 x 12'0 (4.24m x 3.66m)

En-Suite

Bedroom

13'11 x 8'11 (4.24m x 2.72m)

Bedroom

12'1 x 9'2 (3.68m x 2.79m)

Bedroom

11'4 x 7'4 (3.45m x 2.24m)

Bathroom/WC

7'10 x 6'8 (2.39m x 2.03m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: B

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.



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Approximate Gross Internal Area
1324 sq ft - 123 sq m



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		93
(81-91) B	83	
(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









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