



Harwood Close, Coxhoe, DH6 4FE
3 Bed - House - Semi-Detached
O.I.R.O £185,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Harwood Close

Coxhoe, DH6 4FE

Superb Family or First Home ** Popular Location ** Village Amenities ** Good Road Links ** Modern Home ** Private Rear Aspect ** Early Viewing Advised **

A three-storey, three-bedroom residence exuding contemporary elegance. Step into the modern open-plan kitchen/dining room, illuminated by natural light, offering seamless access to the private garden, ideal for al fresco dining and entertaining. Adjacent, the well-proportioned living room boasts a welcoming ambiance, perfect for relaxation and social gatherings. Ascend to the upper levels, where three generously sized bedrooms await, each designed for comfort and tranquillity.

The pinnacle of luxury awaits in the top floor bedroom, featuring a spacious en suite, offering a private sanctuary for rejuvenation. Convenience meets sophistication with additional amenities including an enclosed porch, downstairs WC, and three storage cupboards, ensuring practicality without compromising style. There is front driveway parking for added convenience.

Situated in Coxhoe, residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.









GROUND FLOOR

Entrance Hall

Lounge

14'3 x 11'7 (4.34m x 3.53m)

Kitchen/Dining Room

39'4"22'11" x 26'2"13'1" (12'7 x 8'4)

WC

FIRST FLOOR

Bedroom

12'7 x 11'3 (3.84m x 3.43m)

Bedroom

12'7 x 9'2 (3.84m x 2.79m)

Bathroom/WC

SECOND FLOOR

Bedroom

15'7 x 12'8 (4.75m x 3.86m)

En-Suite

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 58 Mbps, Ultrafast 900 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: B

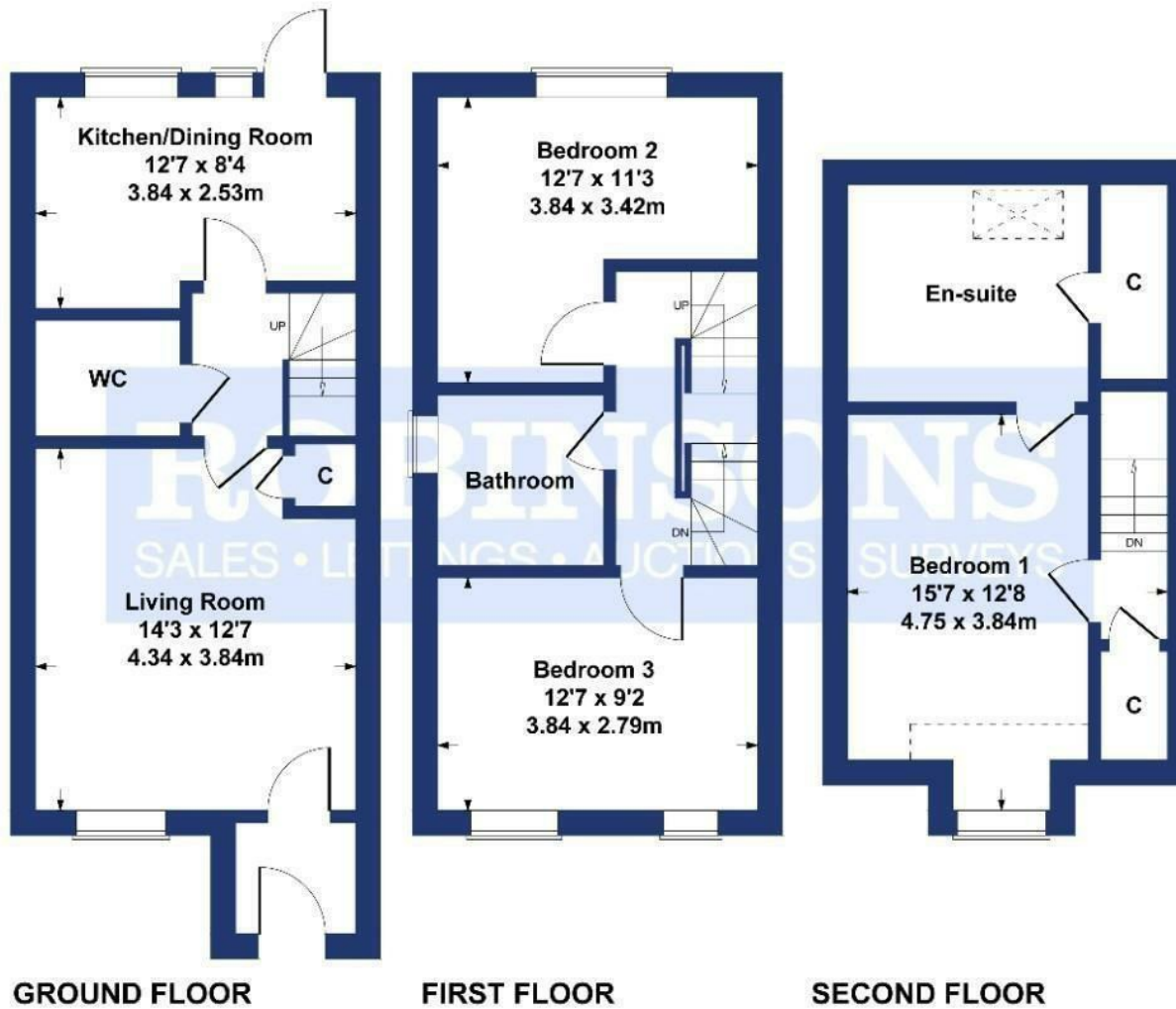
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Harwood Close

Approximate Gross Internal Area
1023 sq ft - 95 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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

