



Sandgate, Coxhoe, DH6 4LB
4 Bed - House - Detached
O.I.R.O £299,995

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Sandgate

Coxhoe, DH6 4LB

Superb Energy Efficient Family Home ** Popular Village Location ** Pleasant Position ** Secluded Garden ** Ample Parking ** Remodelled Floor Plan ** Outskirts of Durham ** Access to Local Amenities & Major Road Links ** Solar Panels With Battery Storage ** Electric Heat Pump Heating ** Full Air Conditioning System ** EV Charging Point ** Must Be Viewed **

The floor plan includes an entrance hall and a professionally converted garage, offering a versatile additional room ideal as a reception space, bedroom, home office, or gym. The family lounge provides a comfortable relaxation area with a bay window and a walkthrough to the dining room, which features French doors opening onto the rear garden.

The kitchen/breakfast room is fitted with modern units and a range of integrated appliances, leading through to the utility room and a convenient downstairs cloakroom/WC.

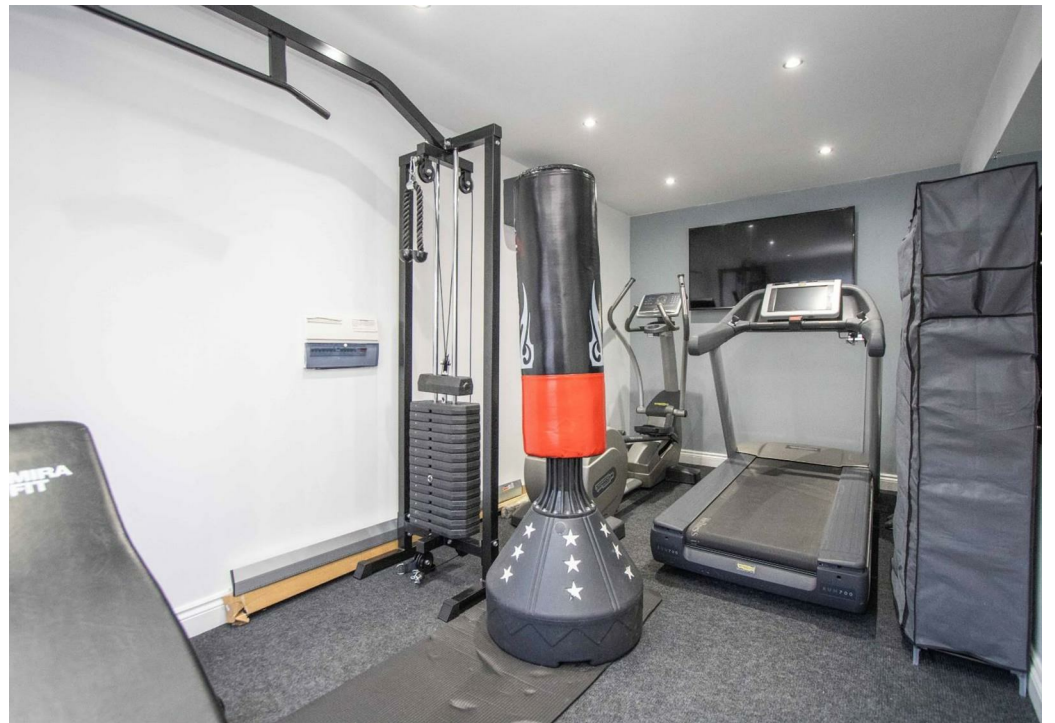
Upstairs, there are four well-proportioned bedrooms, including a master with an en-suite shower room, along with a main family bathroom/WC.

Externally, the property enjoys a tucked-away position with ample parking and an enclosed rear garden offering a good degree of privacy, which also has a Hot Tub.

Situated in a pleasant tucked away position in the village of 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

Hallway

Reception / Gym

17'11 x 8'1 (5.46m x 2.46m)

Lounge

13'6 x 13'6 (4.11m x 4.11m)

Dining Room

9'4 x 8'3 (2.84m x 2.51m)

Kitchen Breakfast Room

11'8 x 9'4 (3.56m x 2.84m)

Utility Room

5'3 x 5'3 (1.60m x 1.60m)

WC

5'3 x 3'11 (1.60m x 1.19m)

FIRST FLOOR

Bedroom

11'4 x 9'10 (3.45m x 3.00m)

En-Suite

6'6 x 5'3 (1.98m x 1.60m)

Bedroom

14'0 x 8'9 (4.27m x 2.67m)

Bedroom

11'7 x 9'5 (3.53m x 2.87m)

Bedroom / Office

8'11 x 8'9 (2.72m x 2.67m)

Bathroom/WC

6'10 x 6'3 (2.08m x 1.91m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: B



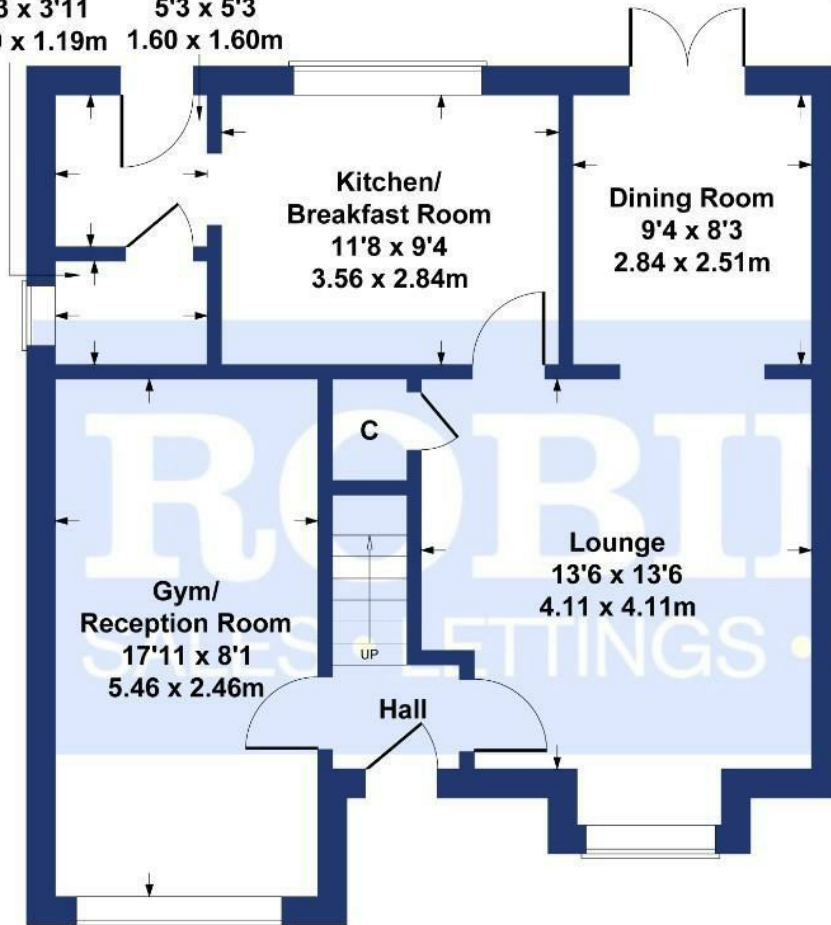
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

Sandgate

Approximate Gross Internal Area
1281 sq ft - 119 sq m

WC
5'3 x 3'11
1.60 x 1.19m

Utility
5'3 x 5'3
1.60 x 1.60m



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		92
(81-91) B	90	
(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.



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