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Petterson Dale, Coxhoe, DH6 4EZ  
3 Bed - House - Detached  
O.I.R.O £230,000

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# Petterson Dale

## Coxhoe, DH6 4EZ

Stunning First or Family Home \*\* Upgraded & Extended \*\* Early Viewing Advised \*\* Pleasant Position \*\* Fabulous Open Plan Living Kitchen Dining \*\* Driveway & Garage \*\* Enclosed Rear Garden \*\* Popular Village Location \*\* Outskirts of Durham \*\* Good Amenities & Road Links \*\*

The property opens into an inviting entrance hallway leading to a comfortable lounge, featuring a charming bow window overlooking the cul-de-sac. To the rear, the true centrepiece of the home is the impressive open-plan living, kitchen, and dining space. The kitchen is fitted with a contemporary range of stylish units, complemented by integrated appliances and a breakfast bar, and flows effortlessly into the dining area or sun room. This bright and versatile space enjoys direct access to the rear garden, creating an ideal setting for both everyday living and entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms along with a modern family bathroom/WC, complete with an over-bath shower.

Externally, the property benefits from gardens, driveway parking, and a garage.

Tucked away in a pleasant position within the popular village of Coxhoe, the property is well placed for a variety of local amenities, including convenience stores, a pharmacy, and friendly eateries. The village hall serves as a hub for the community, hosting regular events such as fitness classes, coffee mornings, and seasonal markets.

For a wider range of shopping and leisure facilities, the nearby town of Spennymoor (approximately 4 miles away) offers supermarkets, high street retailers, and dining options. Durham City Retail Park is also within easy reach (around 6 miles), providing an excellent selection of national brands, homeware stores, and popular restaurants, while historic Durham City boasts independent shops, acclaimed dining, and a lively social scene.







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### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – conservatory

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.



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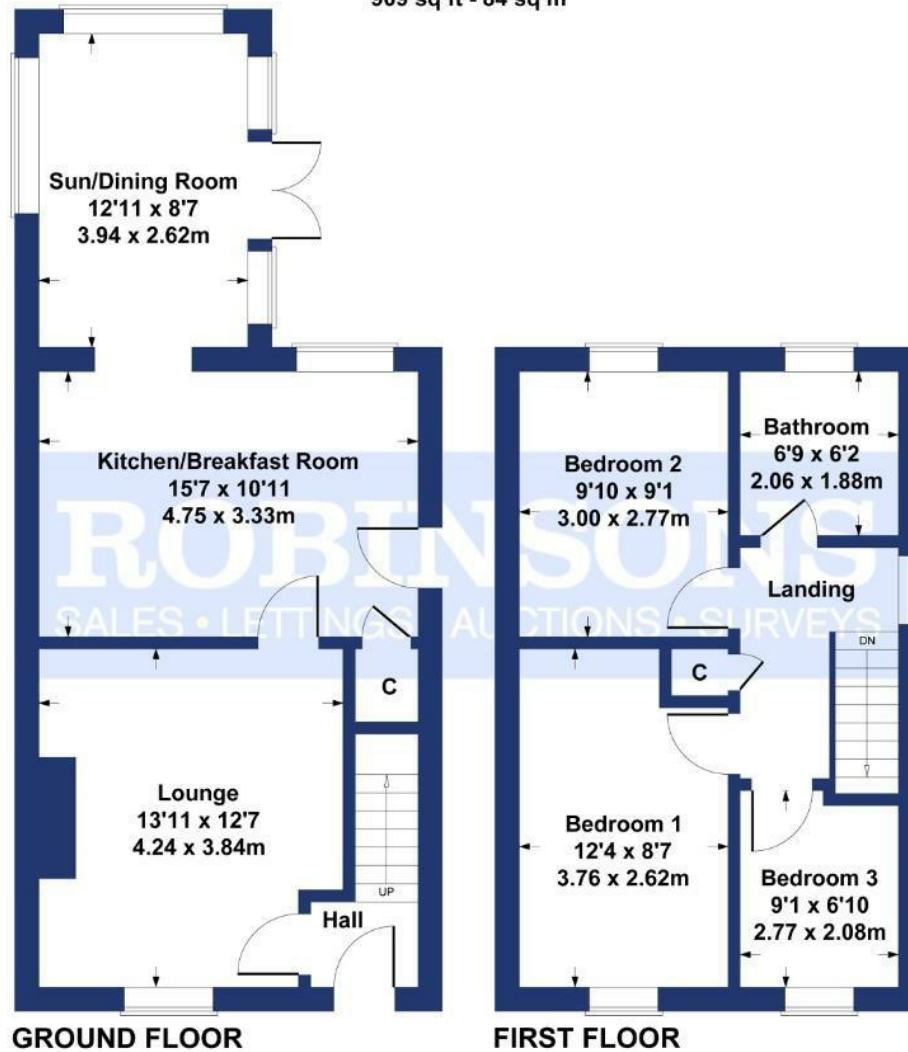
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# Petterson Dale

Approximate Gross Internal Area  
909 sq ft - 84 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(61-81) B			
(49-60) C			
(35-48) D		65	
(22-34) E			
(9-21) F			
(1-8) 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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