



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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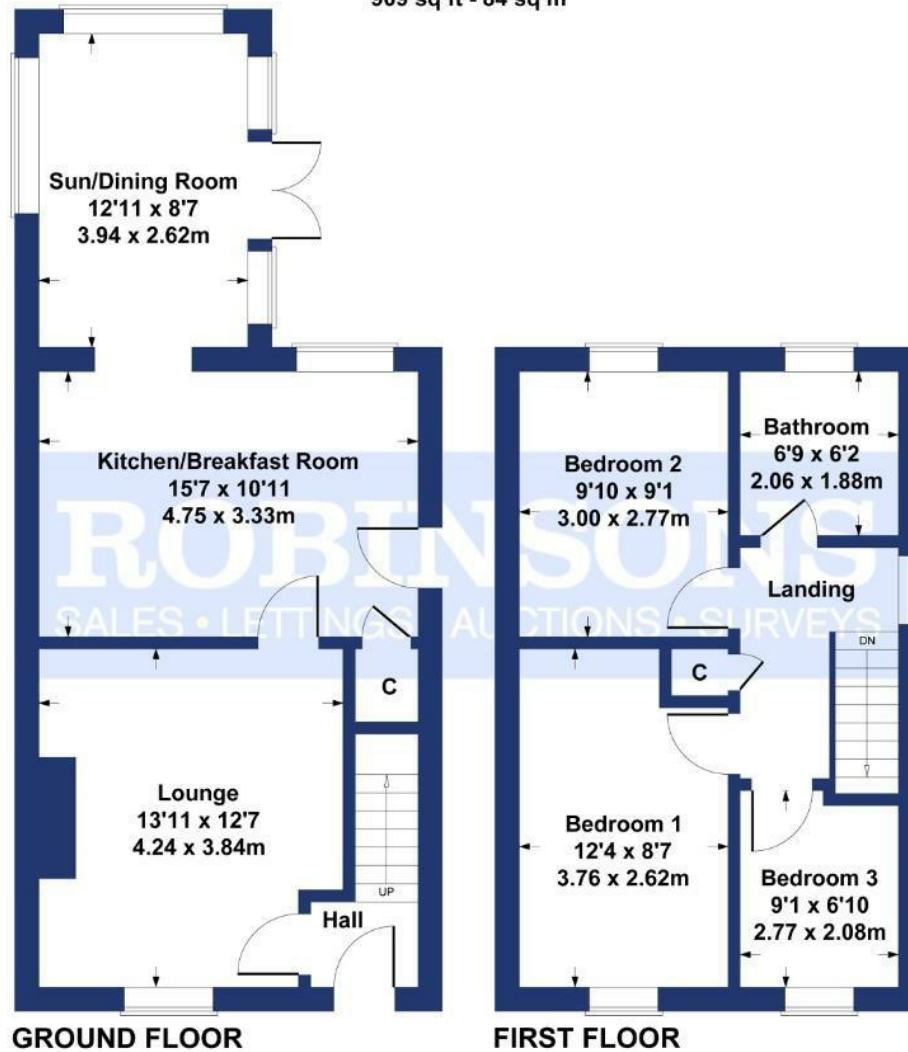
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Petterson Dale

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		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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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