



Kennet Grove, Coxhoe, DH6 4SY
4 Bed - House - Townhouse
O.I.R.O £255,000

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Kennet Grove Coxhoe, DH6 4SY

Stunning Modern Townhouse Home ** Upgraded Throughout ** Spacious & Versatile Floor Plan
** 3/4 Bedrooms ** Landscaped Gardens & Two Parking Spaces ** Popular Village ** Outskirts
of Durham **

Step into this exquisite family home, nestled within the prestigious outskirts of Coxhoe Village. Built in 2021, it has undergone significant upgrades, offering impressive accommodation and refinement.

On the ground floor, a welcoming entrance hall leads to a spacious reception room and a convenient WC. The well-appointed kitchen dining room is perfect for culinary enthusiasts and family meals.

Ascend to the first floor to find a versatile reception room or fourth double bedroom, along with a generously proportioned double bedroom and a tastefully designed family bathroom/WC.

On the second floor, a second double bedroom awaits, alongside the opulent master bedroom featuring a Jack and Jill en-suite shower room connecting to the second double bedroom.

Outside, an open-plan lawned garden to the front and side enhances the kerb appeal, while an enclosed landscaped garden to the side offers a serene retreat with paved and gravelled patio areas, botanical shrubs, and flowerbeds, perfect for relaxation and entertaining. Parking is catered for via two parking spaces.

Coxhoe, located on the outskirts of Durham, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.













GROUND FLOOR

Hallway

WC

Reception Room

12'8 x 12'2 (3.86m x 3.71m)

Kitchen Diner

12'8 x 11'9 (3.86m x 3.58m)

FIRST FLOOR

Bedroom

12'8 x 10'10 (3.86m x 3.30m)

Reception / Bedroom

12'8 x 11'9 (3.86m x 3.58m)

Bathroom/WC

SECOND FLOOR

Master Bedroom

15'10 x 12'8 (4.83m x 3.86m)

Jack and Jill Shower Room

Bedroom

12'8 x 9'2 (3.86m x 2.79m)

Agent Notes

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

Tenure: Freehold

Estate Management Charge – Yes (advised approx. £103.97pa)

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (assumed metered)

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

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

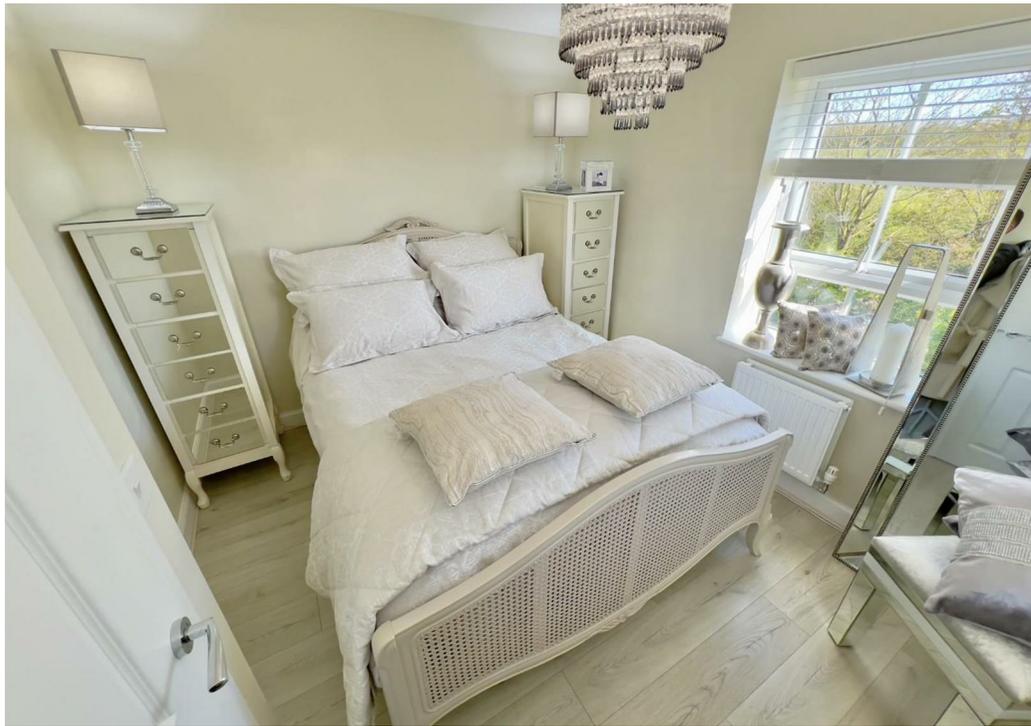
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

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

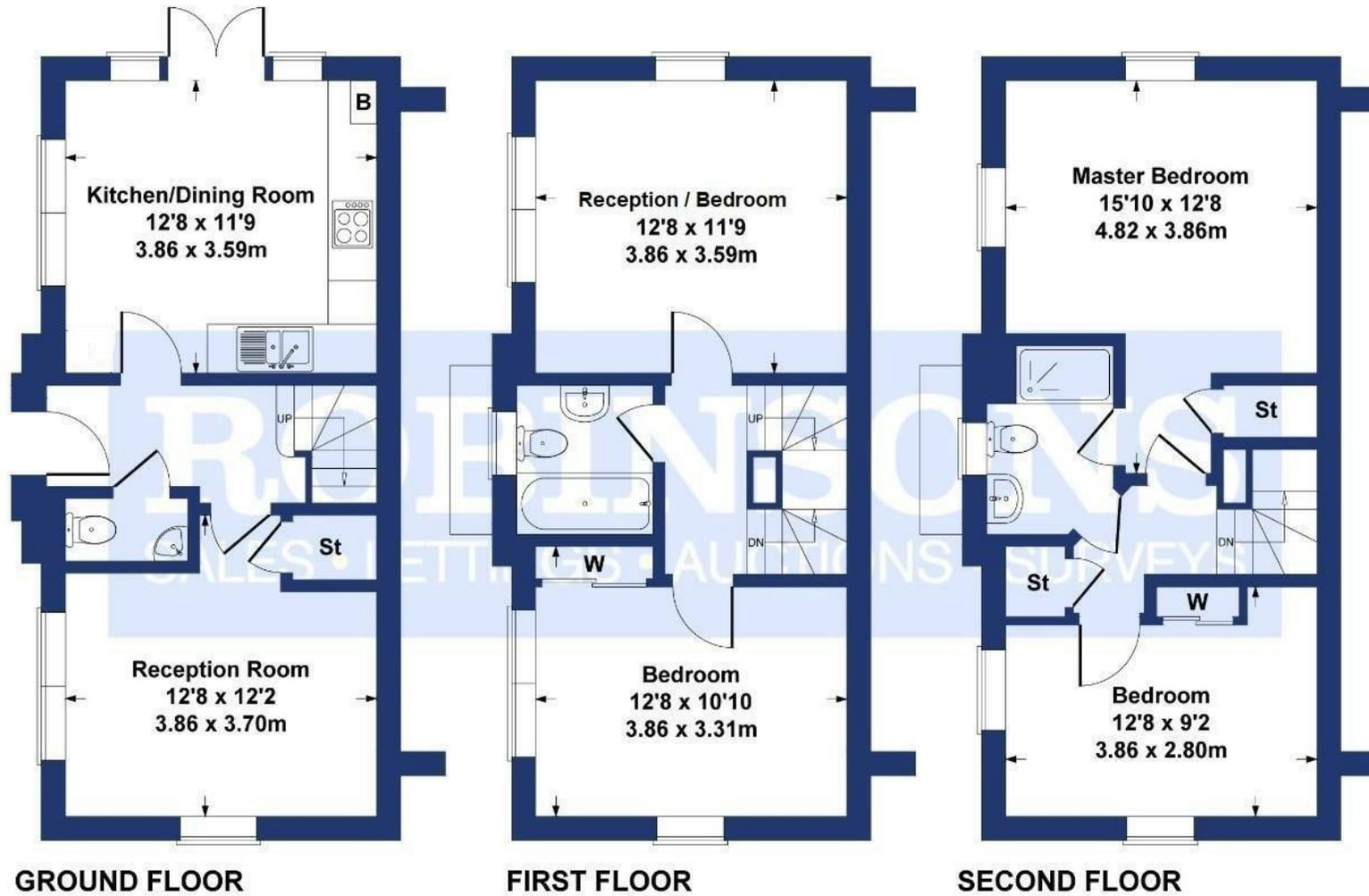
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Kennet Grove

Approximate Gross Internal Area
1141 sq ft - 106 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		94
(61-81) B	85	
(49-60) C		
(35-48) D		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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