

Harwood Close, Coxhoe, DH6 4FE
3 Bed - House - Townhouse
Offers Over £170,000

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Harwood Close
Coxhoe, DH6 4FE

Superb Family or First Home ** Popular Location ** Village Amenities ** Good Road Links ** Modern Home ** 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 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. Allocated off-road parking adds further convenience to this charming property.

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.










Hello
Gorgeous






BABY SHARK







GROUND FLOOR

Hallway

Lounge
14'3 x 12'7 (4.34m x 3.84m)

Inner Hall

WC

Kitchen Diner
12'7 x 8'4 (3.84m x 2.54m)

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
Council Tax: Durham County Council, Band C - Approx. £2268p.a
Tenure: Freehold
Estate Management Charge – Approx. £155.80 per year

Property Construction – Standard
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

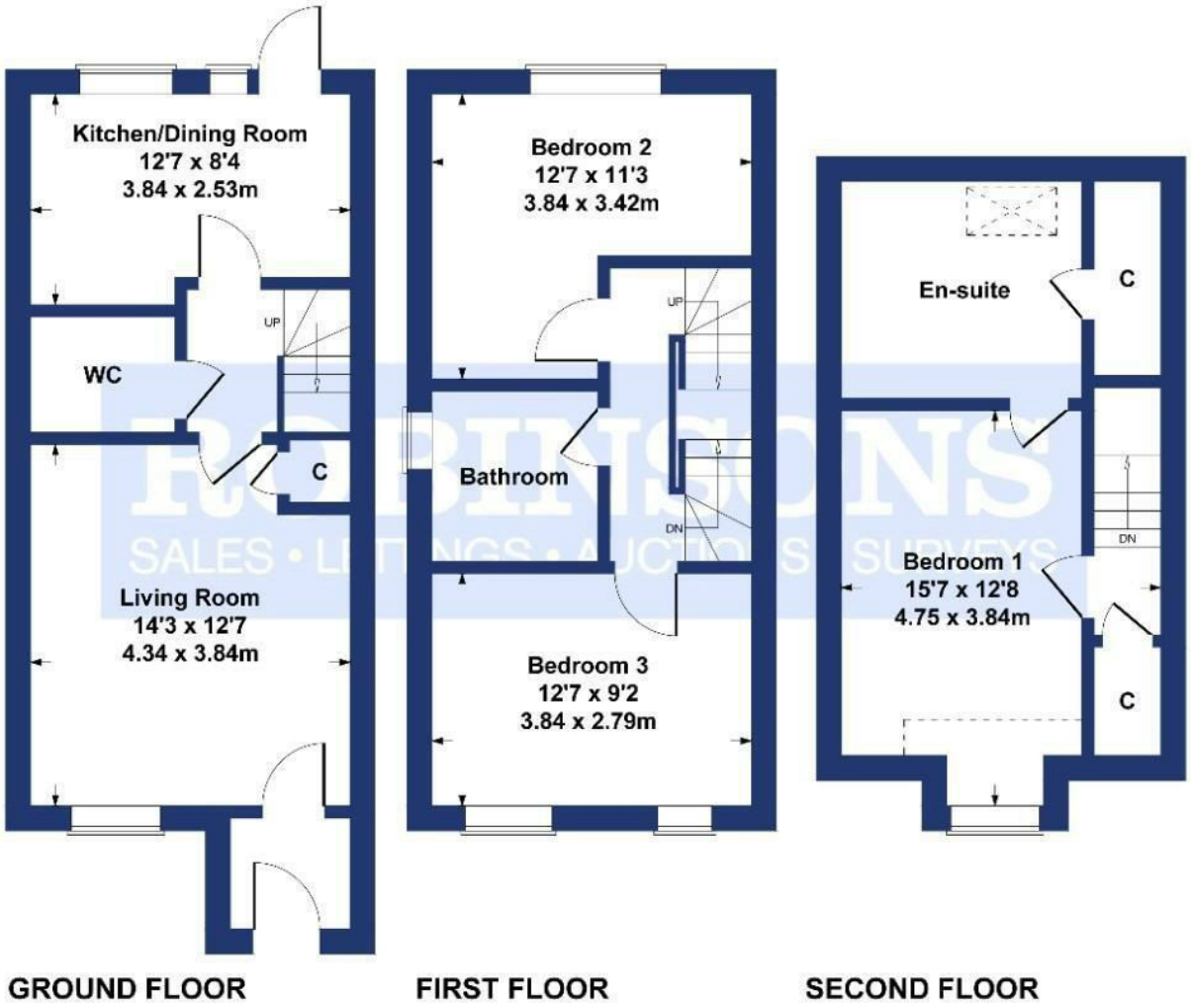
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
Selective licencing area – No
Probate – N/A
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.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Harwood Close

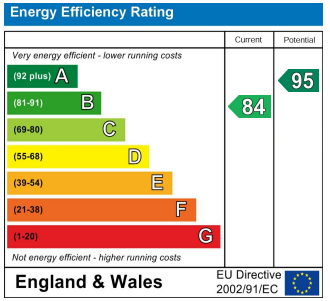
Approximate Gross Internal Area
1023 sq ft - 95 sq m



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



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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