

BRUNTON

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BLACKISTON CLOSE, COXHOE, DURHAM, DH6

Offers Over £325,000

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Beautifully presented four-bedroom detached family home situated within a popular residential development in Coxhoe. Enhanced with a number of high-quality upgrades throughout, the property offers spacious and versatile accommodation, a double garage, generous driveway parking and a private rear garden.

A particular highlight is the superb open-plan kitchen, dining and family living space, creating an outstanding environment for both everyday life and entertaining. The upgraded kitchen features sleek handleless cabinetry, premium Silestone worktops and integrated appliances, while French doors from the dining area open directly onto the rear garden. A separate front lounge, dedicated home office, utility room and cloakroom further enhance the ground floor, whilst the first floor offers four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, all served by a modern family bathroom.

Coxhoe is a popular village offering an excellent range of local amenities, including shops, cafés, schools and leisure facilities. The property enjoys convenient access to Durham City, the A1(M) and surrounding business centres, making it an ideal location for commuters while still benefiting from a welcoming village community.

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The internal accommodation comprises: a welcoming entrance hallway with a staircase rising to the first floor. Positioned to the right is a spacious home office, while to the left is the front-facing lounge, featuring a large window overlooking the front of the property. A useful understairs storage cupboard is accessed from the hallway, which also provides access to the upgraded ground-floor cloakroom.

To the rear of the property is an impressive open-plan kitchen, dining and family living space. The contemporary kitchen is fitted with sleek handleless wall and base units, premium Silestone worktops and integrated appliances, opening seamlessly into the dining and family areas to create an exceptional entertaining space. French doors from the dining area open onto the rear garden, while an adjoining utility room provides additional appliance space and external access to the side of the property.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted sliding-door wardrobes and an en-suite shower room, whilst bedrooms two, three and four also feature fitted sliding-door wardrobes, providing excellent storage throughout. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin and WC, together with a useful airing cupboard located off the landing.

Externally, the property benefits from a private rear garden, predominantly laid to lawn and enjoying an excellent degree of privacy, backing onto a designated nature corridor with no neighbouring properties directly behind. To the side is a double garage and a generous driveway providing off-road parking for up to four vehicles, while the front of the property features attractive lawned gardens and steps leading to the entrance.



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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING : B

