



Ashbourne Drive, Coxhoe, DH6 4SW
4 Bed - House - Detached
£280,000

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Ashbourne Drive Coxhoe, DH6 4SW

Outstanding Opportunity | Substantially Extended Family Home | Huge Potential

Perfect for buyers looking to create their dream home or builders seeking their next project, this substantial four-bedroom property offers an exciting opportunity to complete an impressive wraparound extension and add significant value.

Situated within a popular residential development in the highly regarded village of Coxhoe, the property provides excellent access to Durham City, the A1(M) and A19, making it ideal for commuters and families alike.

The home has already been significantly enhanced, with the extensive extension taken to a watertight stage, allowing the new owner to complete and personalise the space to their own taste and specification. The rear extension has been designed to create a spectacular garden room featuring a striking lantern skylight and full-width sliding patio doors, while the generous side extension offers flexibility as a utility room, home office, gym or playroom.

The accommodation briefly comprises a storm porch, reception porch, welcoming hallway, spacious lounge with access to the garden room, converted garage currently used as a cinema room, enlarged dining/playroom, kitchen/breakfast room, utility room and cloaks/WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with a bespoke Italian plaster headboard and en-suite shower room, together with a luxurious family bathroom featuring a freestanding bath and elegant high-quality tiling.

Externally, the property benefits from a walled double driveway and an enclosed, low-maintenance rear garden with artificial lawn and paved patio, ideal for relaxing and entertaining. An integrated externally accessed storage room provides excellent space for bicycles, tools or workshop use.

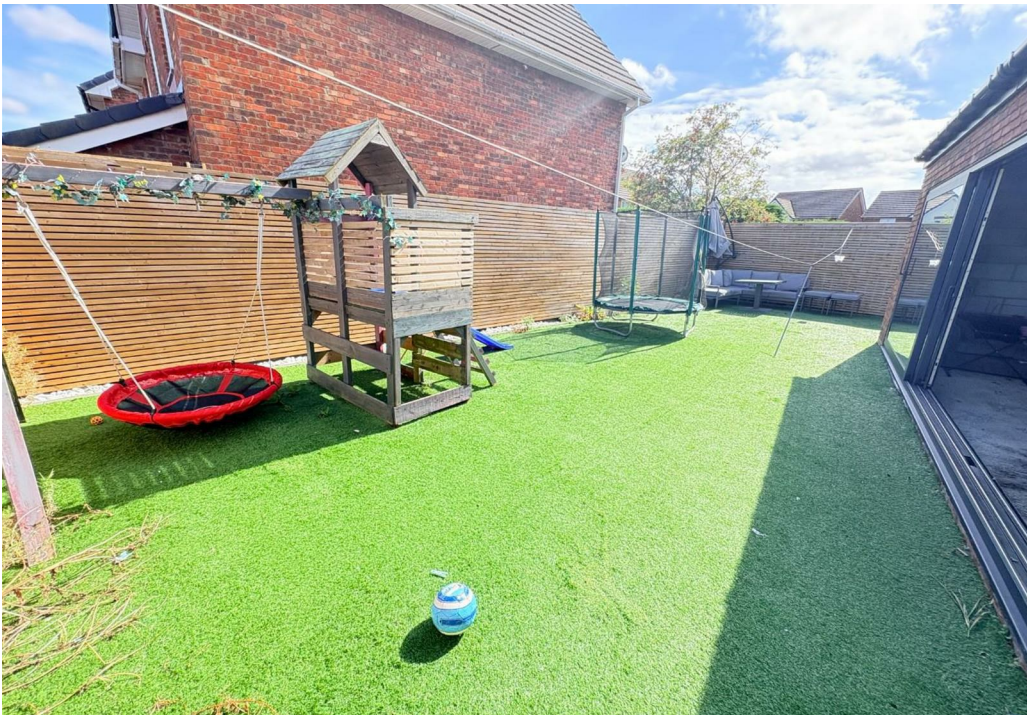
Combining generous family accommodation, a sought-after location and exceptional scope for further improvement, this is a rare opportunity to create a truly outstanding home.











GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

17'6" x 13'5" (5.35 x 4.09)

Sun Room

24'2" x 8'10" (7.37 x 2.71)

Dining/Play Room

15'3" x 9'7" (4.65 x 2.93)

Cinema Room

14'1" x 7'6" (4.31 x 2.29)

Kitchen

11'1" x 10'9" (3.38 x 3.28)

Utility

23'5" x 6'4" (7.16 x 1.94)

FIRST FLOOR

Landing

Bedroom 1

14'0" x 11'5" (4.28 x 3.50)

En-suite

Bedroom 2

12'8" x 10'11" (3.88 x 3.34)

Bedroom 3

Bedroom 4

8'10" x 7'6" (2.71 x 2.29)

Bathroom

OUTSIDE

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

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

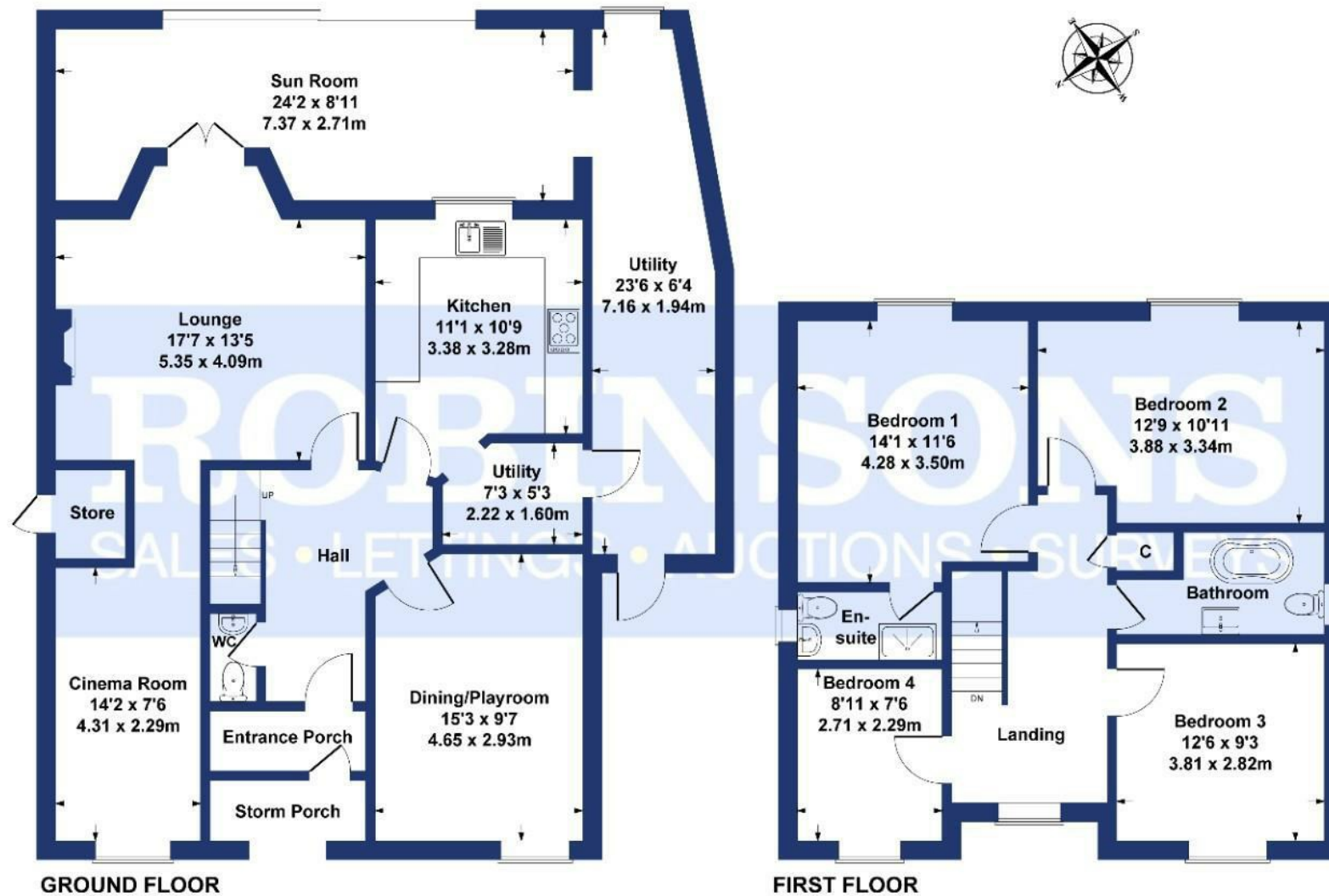
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Asbourne Drive

Approximate Gross Internal Area
2045 sq ft - 190 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		
(39-60) C		
(22-38) D		
(9-21) E		
(1-8) F		
(0) G		
Not energy efficient - higher running costs		
England & Wales	69	79
	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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