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## 3 bed semi-detached house to buy in DH6

Blackiston Close, Coxhoe, Durham,  
Durham, DH6 4SX

# £209,000





 x 3  x 2  x 1

Tenure

**Freehold**

Driveway parking

## Property features

-  Driveway
-  Modern Finish Throughout
-  Great Location
-  3 Bedrooms
-  EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Pattinsons Estate Agents are delighted to offer for sale, in the heart of Coxhoe, Durham, this stunning three-bedroom semi-detached house. This modern dwelling offers abundant living space.

Upon entering the property, you are welcomed into the porch, providing access to the ground floor W/C, leading through to the living room, which is bright, modern, and welcoming, finished in neutral tones that create a calm and versatile feel. A large front-facing window in the living room allows for plenty of natural light to fill the room, enhancing its airy feel. The room is fully carpeted, adding warmth and comfort, making it an ideal setting for both relaxing and entertaining.

A welcoming kitchen provides a fantastic space for both everyday living and entertaining, set out in a practical U-shaped design. It features stylish light grey wall and base units, offering plenty of storage while maintaining a clean, modern look. The worktops provide ample space for food preparation, with under-cabinet lighting adding a warm and inviting touch. The kitchen comes well-equipped with integrated appliances, including a built-in oven with electric hob and stainless steel extractor hood, built-in dishwasher, as well as a built-in fridge freezer for added convenience. There is also scope for additional plumbing appliances, such as a washing machine, neatly tucked under the counter. A stainless steel sink is positioned beneath the window that allows natural light in whilst offering views of the garden. Vinyl wood effect flooring runs throughout, adding warmth and practicality, while the neutral décor enhances the light and airy feel. Double glazed French doors open out onto the garden, creating a lovely connection between indoor and outdoor living—perfect for summer days or hosting friends and family. With room for a dining table and chairs, this is a sociable kitchen/diner that's ideal for modern living.

To the first floor, the property offers three bedrooms, comprising two generous doubles and a comfortable third bedroom which can accommodate a small double bed, all presented in excellent condition. The two larger double bedrooms are both bright and well-proportioned, each featuring built-in mirrored wardrobes that offer ample storage. Of these, the master bedroom benefits from the added luxury of a private en-suite. The en-suite features a modern white suite comprising a low-level WC, a pedestal wash hand basin with chrome fittings and a fully enclosed shower cubicle with a glass door and stylish tiled interior, creating a sleek and easy-to-maintain bathing area. A wall-mounted mirrored cabinet sits above the sink, providing convenient storage for toiletries, whilst the walls are finished in a neutral tone, complemented by a frosted window that allows for natural light while maintaining privacy. Bedroom two is a double that is currently being used as a study. The third bedroom is a versatile single, ideal for use as a child's room, guest space, or home office. All bedrooms are fully carpeted, creating a warm and comfortable finish underfoot, and are decorated in neutral tones to suit a range of styles.

The family bathroom is generously proportioned and thoughtfully designed, featuring partial splash back tiled walls and vinyl wood effect flooring. It comprises a classic white three-piece suite, including a full-sized bath, pedestal wash hand basin, and WC, both stylish and neutral in décor, creating a bright, clean, and timeless aesthetic. A frosted window allows for an abundance of natural light while maintaining privacy, enhancing the overall sense of space and comfort.

Externally, The property offers convenient off-street parking with a front driveway that accommodates up to two cars. At the front, there is a paved walkway leading to the front door, there is side access offering easy entry to the rear garden, which features an attractive two-tier layout. With a mix of paved patio areas and a well-kept lawn, giving you plenty of space to relax or entertain friends and family. There is a raised wooden flower bed, adding a lovely touch of structure and greenery, and they are perfect for planting flowers and bringing seasonal colour. The overall layout makes it especially ideal for enjoying outdoor living together.

The property is located in the village of Coxhoe, offering a range of local amenities including shops, schools, and everyday services, all within easy reach. It also benefits from its proximity to the historic city of Durham, which provides a wider selection of retail, dining, and cultural attractions. For transport links, the property is well connected via nearby access to the A1(M), offering convenient road travel north and south.

The property benefits from an NHBC warranty valid until 2033.

Early viewings recommended—contact your local Pattinson Durham branch to arrange.

Council Tax Band: C

Tenure: Freehold

Price: £209,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Living Room

4.49m x 4.85m (14'8" x 15'10")

Fully carpeted, gas central heating, double glazed window.



## Kitchen

4.51m x 3.14m (14'9" x 10'3")

Integrated appliances, including a built-in oven with electric hob and stainless steel extractor hood, built in dishwasher, as well as a built-in fridge freezer, with under-cabinet lighting, vinyl wood effect flooring, double glazed French doors open out onto the garden. With room for a dining table and chairs.



## Master Bedroom

2.57m x 3.48m (8'5" x 11'5")

Accommodates a king size bed. Built-in mirrored wardrobes. Includes en-suite. double glazed window, gas central heating.



## Ensuite

1.88m x 1.66m (6'2" x 5'5")

Private en-suite. The en-suite features a modern white suite comprising a low-level WC, a pedestal wash hand basin with chrome fittings.



## Bedroom 2

2.58m x 2.43m (8'5" x 7'11")

Double size bedroom, gas central heating, double glazed window. Built in mirrored wardrobe.



## Bedroom 3

1.87m x 2.59m (6'1" x 8'5")

Can accommodate a small double bed. Double glazed window, gas central heating.



## Bathroom

1.88m x 1.66m (6'2" x 5'5")

Featuring partial splash back tiled walls and vinyl wood effect flooring. It comprises a classic white three-piece suite, including a full-sized bath, pedestal wash hand basin, and WC, double glazed window.

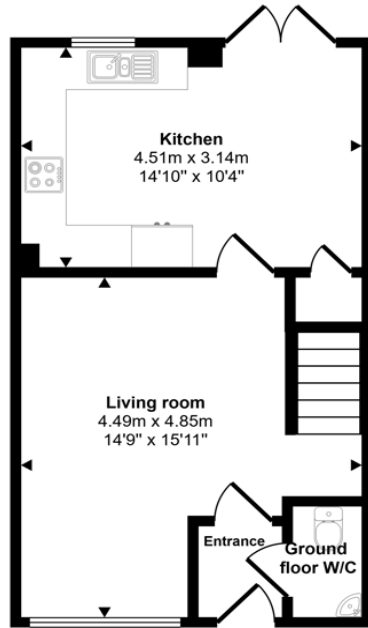


## External

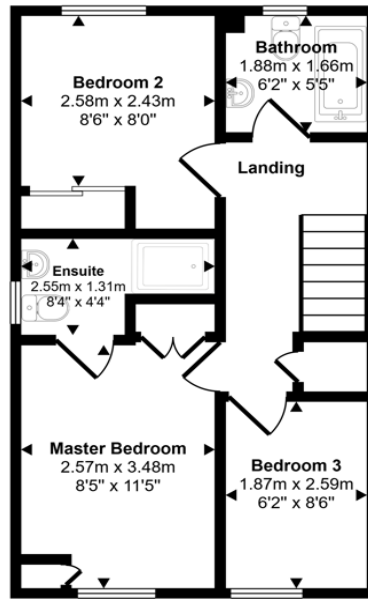
Off-street parking with a front driveway that accommodates up to two cars. Rear garden is a two tier layout, with a mix of paved patio areas and a well-kept lawn.



Approx Gross Internal Area  
74 sq m / 801 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Blackiston Close, Coxhoe, Durham, Durham, DH6 4SX

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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