



### 3 bed detached house to buy in

Reed Close, Coxhoe, Durham, Durham,  
DH6 4FD

# £220,000

 x 3  x 2  x 1

Tenure

**Freehold**

Garage parking

Garden

### Property features

- ✓ Modern three bedroom double fronted detached family home
- ✓ Open countryside views
- ✓ Four years old with 6 years left on the NHBC Warranty
- ✓ Lounge and kitchen/diner
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Fantastic opportunity to purchase this spacious double fronted three bedroom modern detached property located on a new housing estate in Reed Close, Durham. This property is only four years old and has 6 years still remaining on the NHBC Warranty. The property has been improved and maintained to a very good standard by the current owners with the rear garden landscaped offering patterned concrete patio area, artificial grass and electric remote control roll up door into the garage. There is a good size fitted kitchen with many integral appliances and dining area with French doors into the garden, spacious lounge and three bathrooms. The property boasts open countryside views from the lounge and two bedrooms. Coxhoe offers a wide range of local amenities, including shops, restaurants, cafes, a local primary school and much more. There are excellent road and bus services into nearby Durham City Centre. The floorplan comprises Entrance hall, cloakroom/W.C. lounge, kitchen/diner. To the first floor, Master bedroom with en suite, two further bedrooms and bathroom. Further benefits include gas central heating, double glazing, front and rear gardens, detached garage and driveway. We highly recommend viewing to appreciate what this lovely family homes has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £220,000

Property Type: Detached House

USPs: Garden, New build

Parking: Garage, Driveway

Year built: 2022

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Entrance door, single radiator, laminate flooring, stairs to the first floor.

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## Cloakroom/W.C.

Double glazed front aspect window, low level w.c. pedestal wash hand basin, single radiator,



## Lounge

4.40m x 3.50m (14'5" x 11'5")

Double glazed front aspect bay window with open countryside views, further double glazed front window, double radiator, built in cupboard.



## Kitchen/Diner

4.40m x 3.10m (14'5" x 10'2")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric cooker, gas hob with extractor hood over, integral, fridge, freezer, washing machine and dish washer, double radiator, double glazed front and rear aspect windows and double glazed French doors leading into the fabulous rear garden.



## First floor landing

Double glazed rear aspect window, single radiator.



## Master Bedroom

4.10m x 2.80m (13'5" x 9'2")

Double glazed front aspect window, single radiator, built in cupboard. door into en suite shower room.



## En suite shower room

White three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level w.c. partly tiled walls, single radiator, extractor fan, front aspect double glazed window.



## Bedroom Two

3.50m x 2.50m (11'5" x 8'2")

Double glazed front and rear aspect windows both with open countryside views, single radiator.



## Bedroom Three

2.60m x 1.90m (8'6" x 6'2")

Double glazed side aspect window with open aspect countryside views, single radiator.



## Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, single radiator, extractor fan, double glazed side aspect window.



## Front and side gardens

Laid mainly to lawn with shrub borders.

## Rear garden

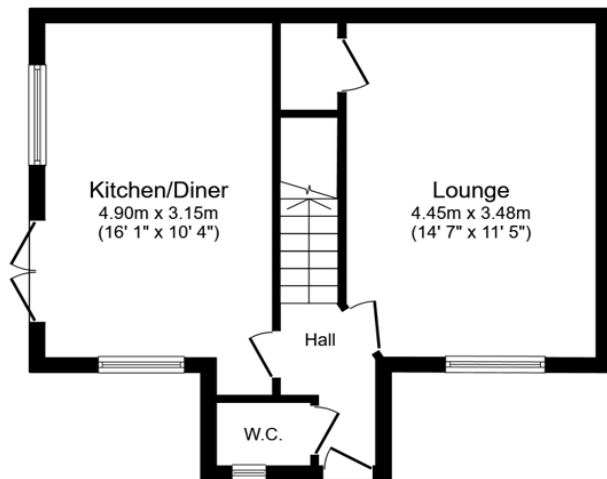
Landscaped garden with patterned concrete patio area, artificial grass, walled and fenced boundaries with gate access.



## **Garage and driveway**

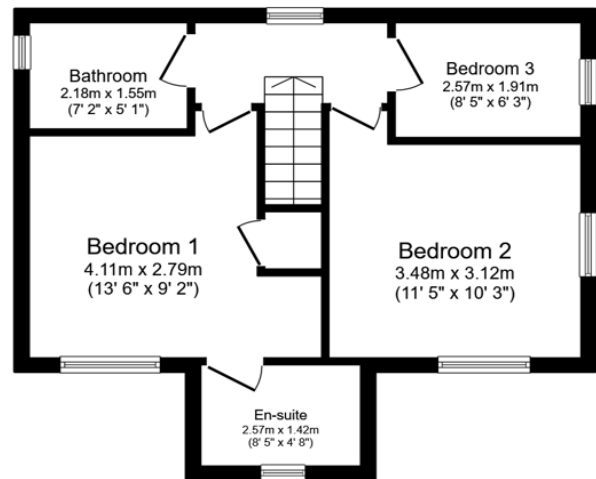
*5.10m x 2.70m (16'8" x 8'10")*

Detached garage with remote control with electric roll up door, power points, lighting, potential storage into the roof eaves, key access for manual opening of the garage door.



### Ground Floor

Floor area 40.8 m<sup>2</sup> (439 sq.ft.)



### First Floor

Floor area 40.8 m<sup>2</sup> (439 sq.ft.)

TOTAL: 81.6 m<sup>2</sup> (879 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	82	
(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

Reed Close, Coxhoe, Durham, Durham, DH6 4FD

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

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