



3 bed detached house to buy in

Blackiston Close, Coxhoe, Durham,
Durham, DH6 4SU

£223,000

 x 3  x 2  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Double driveway
- ✓ 3 Bed Semi Detached Family Home
- ✓ Modern interior throughout
- ✓ EPC Rating B
- ✓ EPC Rating B

Key Information

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

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to the market this beautifully presented three-bedroom detached family home, ideally situated on the sought-after Blackiston Close, Coxhoe. Boasting spacious and well-appointed accommodation throughout, this impressive home is perfectly suited to modern family living.

Entering the property, you are welcomed into a spacious and inviting hallway, providing access to the principal ground floor accommodation. The bright and welcoming living room is beautifully presented with modern décor and quality wood-effect flooring throughout. Offering ample room for a range of seating, this well-proportioned reception room provides the perfect setting for relaxing or entertaining. A contemporary dimmable lighting system allows the ambience to be tailored to suit any occasion, while neutral finishes create a stylish and versatile living space ready to move straight into.

A stylish and contemporary open-plan kitchen/dining room, fitted with a range of modern high-gloss wall and base units complemented by matching work surfaces. The kitchen benefits from a gas hob with extractor hood, ample storage, and generous worktop space, making it both practical and attractive. The dining area comfortably accommodates a family-sized table and enjoys plenty of natural light from the side window and French doors, which open directly onto the rear garden. Finished with recessed spotlights, neutral décor, and modern flooring throughout, this is a bright and versatile space, ideal for everyday living and entertaining.

The first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, all finished with fitted carpets and presented in neutral décor throughout. The spacious master bedroom benefits from the added luxury of a contemporary en-suite shower room, while the second double provides ample space for freestanding furniture. The third bedroom is ideal as a child's room, nursery, home office, or dressing room, offering flexibility to suit a variety of lifestyles.

The stylish and contemporary en-suite fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a walk-in shower with glazed enclosure. Finished with attractive part-tiled walls and wood-effect flooring, the room offers a fresh and modern feel. A frosted window provides natural light while maintaining privacy, creating a bright and practical space.

A modern family bathroom fitted with a contemporary white three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin with mixer tap, and low-level WC. Finished with stylish part-tiled walls and complementary tiled flooring, the room is bright and well presented, with a frosted window providing natural light while maintaining privacy. A practical and well-proportioned space, ideal for everyday family use.

Externally, the property benefits from a double driveway to the side, providing off-street parking for multiple vehicles, with additional on-street parking available for visitors. To the rear, the enclosed garden features a generous paved patio, ideal for outdoor dining, entertaining, and family BBQs, while the remainder is laid to lawn, creating a safe and versatile area for children to play or simply relax and enjoy the outdoors.

The property is ideally situated close to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links are available via nearby road networks, with easy access to the A1(M), Durham City, and surrounding areas, making it an ideal location for commuters and families alike.

To arrange a viewing or for further information, please contact your local Pattinson Estate Agents today. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £223,000

Property Type: Detached House

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Bedroom 1



Bedroom 2



Bedroom 3



Kitchen



Living Room



En-suite Shower Room



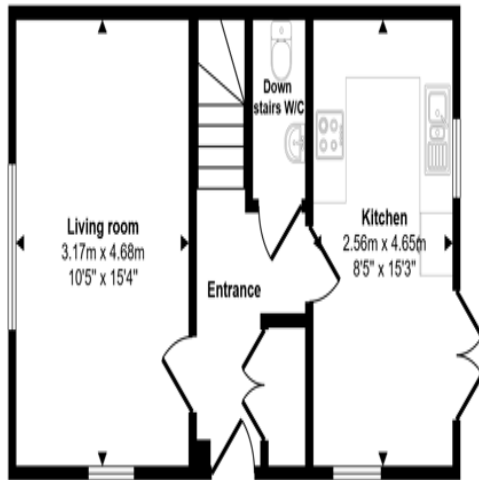
Ground floor W/C



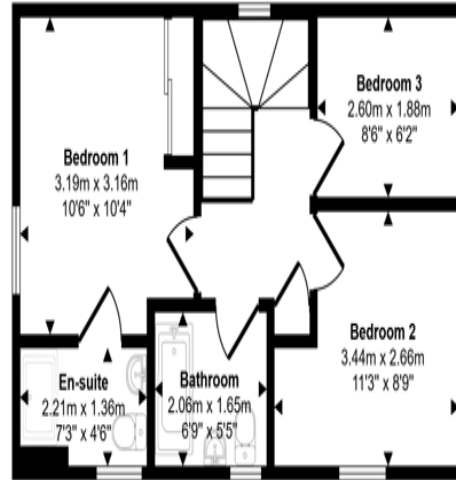
Bathroom



Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 38 sq m / 405 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
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Blackiston Close, Coxhoe, Durham, Durham, DH6 4SU

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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