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

Blackgate East, Coxhoe, Durham, Durham, DH6 4AL

**£200,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

## Property features

- ✓ 3 Bedroom Semi Detached House
- ✓ 2 Large Reception Rooms
- ✓ Ample Parking And Garden
- ✓ Well Presented Throughtout
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are delighted to present this spacious three-bedroom semi-detached property, situated in the sought-after village of Coxhoe. This beautiful home offers generous living accommodation and must be viewed to be fully appreciated, with its impressive features and excellent overall presentation.

Upon entering the property, you are welcomed into a charming hallway featuring an exposed stone wall, creating an immediate sense of character. From here, you are led into a spacious living room, beautifully presented with the striking stone wall that continues through, and where plush carpeting softens the room. A large front-facing window allows for an abundance of natural light and sliding French doors with glass windows then provide access to the second reception room, offering a versatile space ideal for dining or additional living accommodation.

The second reception room is a spacious and inviting area, featuring neutral colour, plush carpeting and a large window that allows for plenty of natural light. The room also benefits from a useful storage cupboard and offers a versatile space suitable for a variety of uses. Mirroring sliding French doors lead seamlessly through to the kitchen, enhancing the flow of the accommodation and in keeping with style throughout.

Entering the kitchen, you are welcomed into a spacious and well-appointed room, offering a range of base units with complementary work surfaces. Designed in a traditional style, the kitchen benefits from tiled splashbacks and ample storage, creating both a practical and attractive environment. Three windows allow for an abundance of natural light, enhancing the bright and airy feel while providing pleasant views over the pretty rear garden. The kitchen offers space for a freestanding cooker, along with plumbing for a washing machine, and a stainless steel sink with drainer is positioned beneath one of the windows. There is also ample space for a dining table and chairs, making it an ideal setting for both everyday living and entertaining. Finished with laminate flooring and neutral décor throughout, this kitchen combines functionality with a warm and inviting atmosphere, with access to the ground floor W/C and a door leading to the external.

To the first floor, there are three well-proportioned double bedrooms, all presented with plush carpeting. Two of the bedrooms benefit from fitted wardrobes, while the third boasts a walk-in wardrobe, providing excellent storage and enhancing the practicality of this spacious accommodation.

The family bathroom is beautifully presented and finished to a high standard, featuring contemporary fittings and a stylish design throughout. Comprising a spacious double walk-in shower with glass screen, low-level WC, and a modern vanity unit with a round countertop wash basin, the room offers both practicality and elegance. The walls and flooring are fully tiled in neutral tones, complemented by decorative border detailing, creating a sleek and cohesive look. A frosted window allows for natural light while maintaining privacy, enhancing the bright and airy feel of the room. Additional features include a heated towel rail, integrated storage within the vanity unit, discreet lighting at the base of the shower border, and a light-up illuminated mirror, adding a modern finishing touch.

Externally, the property benefits from ample parking on the driveway and also includes a garage. The garden is a well-maintained and inviting outdoor space, mainly laid to lawn, offering a bright and open feel. It provides a pleasant setting for relaxation and outdoor enjoyment.

Blackgate East occupies a main road position and is therefore conveniently placed for access to everyday shops within the village. More comprehensive shopping and recreational facilities are available within Durham City, Durham City Retail Park at Gilesgate, and nearby Sedgefield. It is also just off the A177 highway, which provides good road links to Durham City, Teesside, and the A1(M) motorway interchange at Bowburn.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Kitchen

6.32m x 2.50m (20'8" x 8'2")

Laminate flooring, a rear aspect double-glazed window, a stainless steel sink with under-counter space, and partly tiled walls.



## Reception Room

5.38m x 4.66m (17'7" x 15'3")

Carpeted, with a rear-facing window, a storage cupboard, and sliding French doors.



## Living Room

5.62m x 4.90m (18'5" x 16'0")

Carpeted, with a front-facing window, a stone feature wall, and sliding French doors.



## Bedroom 1

4.83m x 4.04m (15'10" x 13'3")

Double bedroom with built-in wardrobes. The room benefits from a front-facing double-glazed window and gas central heating.



## Bedroom 2

4.80m x 2.74m (15'8" x 8'11")

Double bedroom with built-in wardrobes. The room benefits from a front facing double-glazed window and gas central heating.



## Bedroom 3

3.40m x 2.99m (11'1" x 9'9")

Double bedroom with a walk-in wardrobe. The room benefits from a rear-facing double-glazed window and gas central heating.



## Bathroom

Featuring tiled walls and tiled flooring, the bathroom, a double walk-in shower with a glass door, a pedestal wash hand basin with a round bowl, a WC, a heated towel radiator, a light-up mirror, and illuminated floor border detailing, along with a double-glazed window.

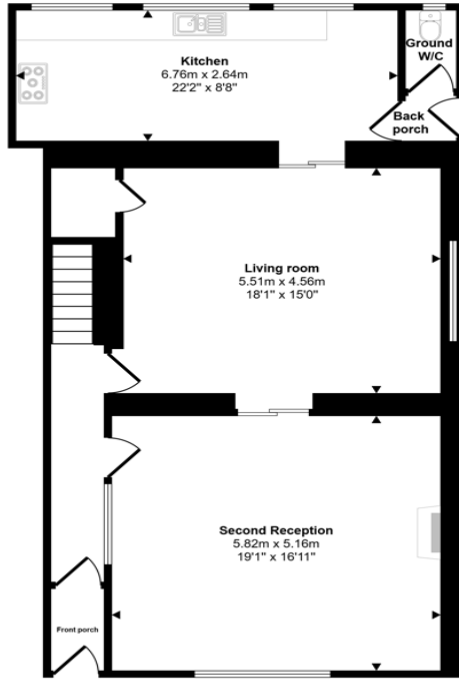


## External

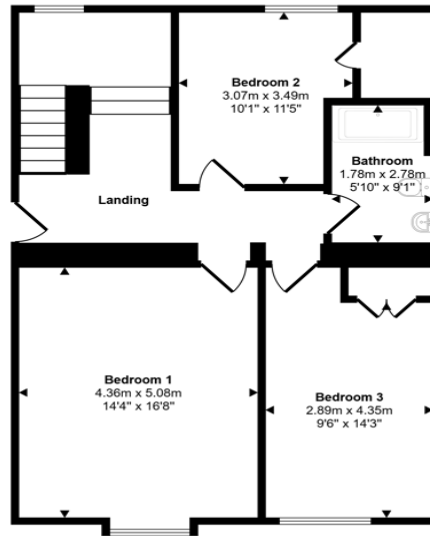
Mainly laid to lawn, with a flagged patio, enclosed by fencing, a garage, and off-road parking for up to four cars.



Approx Gross Internal Area  
173 sq m / 1863 sq ft



Ground Floor  
Approx 97 sq m / 1047 sq ft



First Floor  
Approx 76 sq m / 816 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>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>84</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>62</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<br>2002/91/EC |           |

Blackgate East, Coxhoe, Durham, Durham, DH6 4AL

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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