



Ashbourne Drive, Coxhoe, DH6 4SW  
4 Bed - House - Detached  
Offers Over £270,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Ashbourne Drive Coxhoe, DH6 4SW

Spacious Larger Style Detached \*\* Pleasantly Situated \*\* Popular Village Location \*\* Gas Central Heating \*\* Double Glazing \*\* Well Presented Throughout \*\* Good Sized Bedrooms\*\* Gardens, Driveway & Garage \*\* Sunny Rear Aspect \*\* Must Be Viewed \*\*

The floor plan briefly comprises: inviting entrance hallway with stairs to the first floor, downstairs cloak/wc, separate dining room, comfortable lounge with french doors opening to the rear garden, modern fitted kitchen breakfast room and useful utility room with door to the side external. The first floor has a spacious landing which gives access to four good sized bedrooms, with the master bedroom having an en-suite shower room/wc. There is also a family bathroom/wc fitted with an attractive white suite. Outside the property occupies a pleasant position with front and rear gardens, spacious driveway for ample off street parking and single car garage having power and light. The rear aspect also enjoys a sunny aspect.

\*\* The current owners have had planning permission approved for a side single storey extension, which they are happy to give any purchaser. \*\*

Ashbourne Drive is well positioned on a very popular development close to the centre of Coxhoe, where there are everyday shops and amenities available. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre and Sedgefield. Coxhoe is well placed for commuting purposes being just off the A(177) Highway, which provides good road links to Durham City and Teesside, and also offers access to the A1(M) Motorway Interchange at Bowburn providing good road links to both North and South.



















### **Inviting Hallway**

### **Cloak/WC**

### **Dining Room**

10'05 x 8'08 (3.18m x 2.64m)

### **Comfortable Lounge**

15'01 x 10'03 (4.60m x 3.12m)

### **Kitchen Breakfast Room**

11'03 x 9'05 (3.43m x 2.87m)

### **Utility Room**

7'0 x 5'02 (2.13m x 1.57m)

### **First Floor**

### **Bedroom**

12'0 x 11'10 (3.66m x 3.61m)

### **En-Suite Shower Room/WC**

8'02 x 4'11 (2.49m x 1.50m)

### **Bedroom**

12'10 x 8'11 (3.91m x 2.72m)

### **Bedroom**

11'06 x 9'03 (3.51m x 2.82m)

### **Bedroom**

9'11 x 8'02 (3.02m x 2.49m)

### **Bathroom/WC**

9'03 x 6'06 (2.82m x 1.98m)

### **Tenure - Freehold**

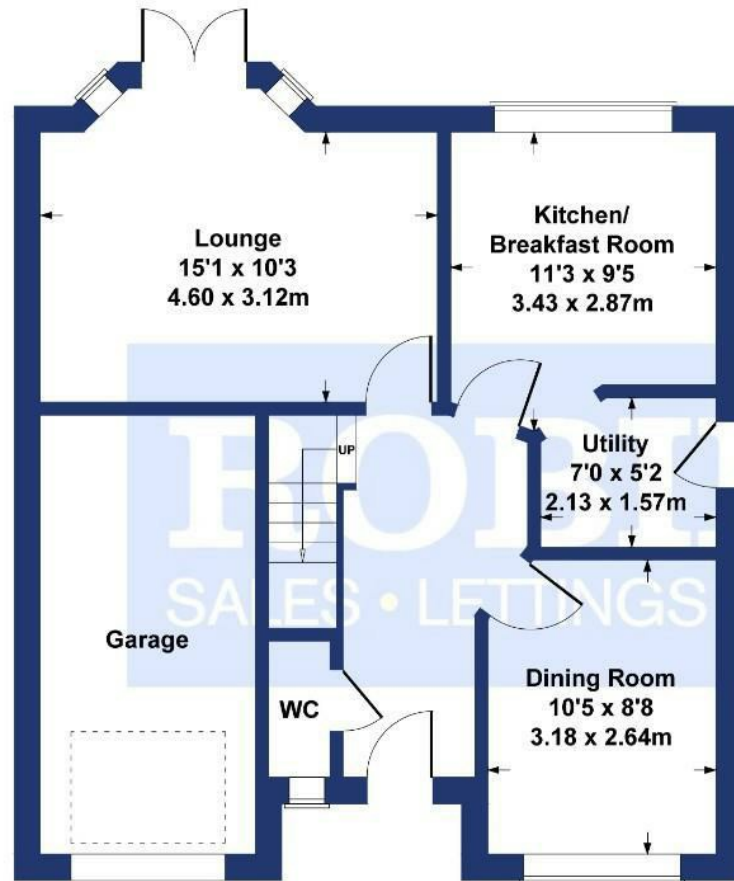
### **Council Tax Band D - Approx. £2138 PA**

### **NOTE**

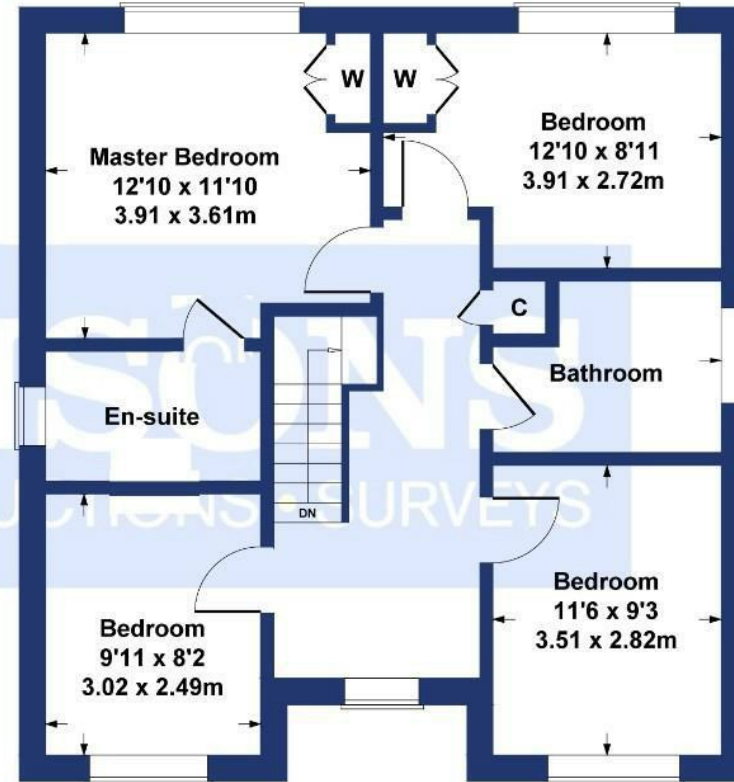
The current owners have had planning permission approved for a side single storey extension, which they are happy to give any purchaser.

# Ashbourne Drive

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	64	81

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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

