

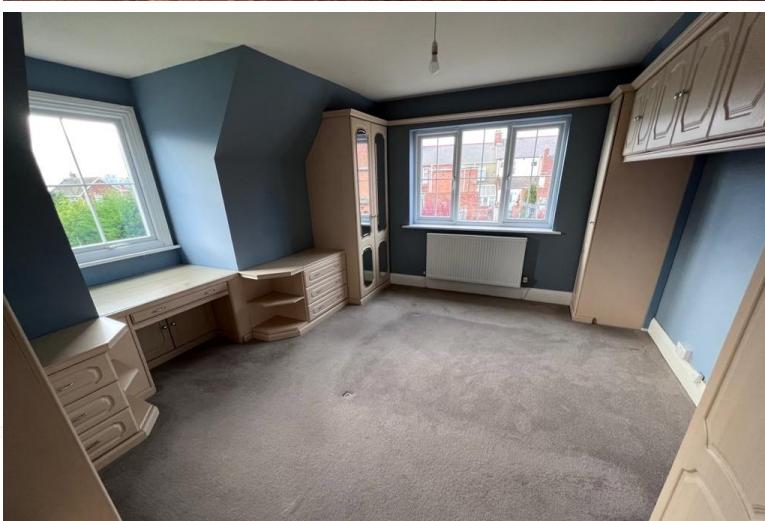


Stuart Edwards
ESTATE AGENTS

HOLLYHOCK COTTAGE, PARK HILL, COXHOE, DURHAM, DH6
4JB
FOR SALE £329,950

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AREA INFORMATION

Coxhoe has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle. Coxhoe has a primary school, medical centre, dentists, a leisure park, vibrant local leisure centre with fitness centre and sports facilities, miles of walking and running trails, social activities, pubs, restaurants and a village hall, as well as a good variety of shops and local businesses. The historical city of Durham lies approximately 4 miles away, with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University. Coxhoe is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages.



FULL DESCRIPTION

Viewing is essential to appreciate the unique, individual design of this large, four bedroom detached home. Situated in the popular commuter village of Coxhoe, the property is close to the A1, bus routes, local shops and schools. Benefiting from a double width garage and ample off road parking spaces, the property has four bedrooms and three bathrooms.

Briefly comprising to the ground floor: recessed porch with double doors leading to kitchen, study room with W/C cloakroom, dining room, lounge and garden room. To the first floor, the landing leads off to three bedrooms, a bedroom complete with en suite bathroom and access to a roof terrace, and a large luxury family bathroom/WC.

External to the property are large gardens with flagged patio area, a double width garage and off-street parking.

KITCHEN

22' 2" x 18' 8" (6.76m x 5.69m) Arched stone framed recessed porch with double doors leading into a spacious kitchen, with an open staircase to the first floor. The kitchen area hosts a range of wall and floor cupboards with hardwood work tops, including an inset white enamel single drainer sink unit. In the centre of the kitchen stands a matching central island unit comprising of floor cupboards and drawers. To the side of the kitchen there is a wood burning stove, set in an attractive brick-built fireplace. Aligned with the fireplace are a range of floor units with slate tops. Two electric kick space heaters and a radiator.

STUDY ROOM

Oak floor with a range of cupboards and a desk. Double radiator.

CLOAKROOM W/C

Leading off the study room with fully tiled walls, low level W/C and washbasin.

DINING ROOM

12' 8" x 11' 11" (3.86m x 3.63m) Doors opening into kitchen. Radiator.





LOUNGE

19' 2" x 17' 9" (5.84m x 5.41m) Generous sized lounge with parquet style flooring, feature brick chimney breast, inset Victorian feature fireplace with marble surround and hearth and cast-iron log burner within. Two double radiators and two wall light points, with double doors leading into the Garden Room.



GARDEN ROOM

16' 1" x 16' 8" (4.9m x 5.08m) Access into the garden room via double doors from the lounge. A light and airy room with decorative sandstone flooring, feature brick walls and pine clad ceiling. Six double-glazed arched-headed picture windows and patio doors leading out onto a flagged patio area. Two wall light points.

FIRST FLOOR LANDING

Radiator to landing.

BEDROOM 1

13' 4" x 14' 7" (4.06m x 4.44m) Range of fitted bedroom furniture and double radiator.

BEDROOM 2

13' 4" x 12' 1" (4.06m x 3.68m) Range of fitted furniture and radiator.

BEDROOM 3

11' 0" x 11' 4" (3.35m x 3.45m) Radiator and interior frosted windows from en-suite bathroom. Patio doors located at the end of the bedroom leading out to a roof terrace over the garden room, with decorative balustrade fencing.

ENSUITE

En Suite wet room with large electric shower, low level W/C, wash basin and chrome style towel radiator.

BEDROOM 4

11' 0" x 9' 0" (3.35m x 2.74m) Range of fitted furniture and double radiator.

FAMILY BATHROOM

Large family bathroom with mosaic effect flooring and dado height wall panelling. Victorian style roll-topped freestanding bath, shower cubicle with electric shower, low level W/C, wash basin and towel rail. The bathroom houses a conveniently placed





airing cupboard.

GARDENS

Large gardens to the front and the rear of the property.

DOUBLE GARAGE

19' 0" x 21' 9" (5.79m x 6.63m) Large double width garage with two up-and-over doors, housing a wall mounted gas fired central heating boiler. Utility area plumbed for auto washer.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

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THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents



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