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Tudhoe Hall Farm Court, Tudhoe Village

# Tudhoe Hall Farm Court, Tudhoe Village

## Offers Over £450,000

Stunning four bedroomed, stone built family home offered for sale in Tudhoe Hall Farm Court. Finished to a high standard throughout this immaculately presented property will appeal to a variety of buyers. Offered for sale with plenty of parking, a double garage, large south facing garden and countryside views. Set within an exclusive site of only ten properties positioned around a beautifully designed central courtyard and set away from the main road through the village. Pleasantly situated within the small, sought-after, Tudhoe Village, only approx. 1.5miles from nearby Spennymoor and 4.5miles from Durham City. The property has access to a range of local amenities including a popular country pub/restaurant, primary school and convenience store. Further facilities are available in the nearby towns including secondary schools, supermarkets, high street shops, restaurants, retail stores and recreational services. The A1 (M) and A167 are both close by for commuters whilst there is a regular bus service nearby leading to the neighbouring towns, villages and Durham City.

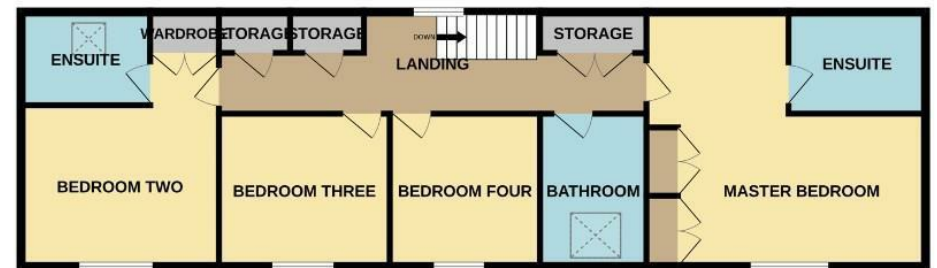
In brief this property comprises; entrance hallway, living room, kitchen/dining room, garden room, home office/study, utility room and cloakroom to the ground floor. The first floor accommodates the four spacious bedrooms, two of which have ensuites and the family shower room. Externally to the front the property has a walled front garden which has been landscaped and paved for low maintenance, parking space for one car and double garage providing secure parking and storage space. To the rear this family home has an extensive south facing garden, mainly lawned with well established perimeter shrubs, flowers and a decking area for outdoor seating, enjoying views over the garden and countryside beyond.

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GROUND FLOOR  
1196 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>68</b>	
EU Directive 2002/91/EC		

England & Wales

### **Entrance Hallway**

Entrance hall leading through to the ground floor accommodation, storage cupboard and staircase ascending to first floor.

### **Living Room**

20'4" x 16'8"

The main reception room is a generous size and naturally bright, with plenty of space for furniture.

### **Kitchen/Dining Room**

16'8" x 19'4"

The country style kitchen/dining room is fitted with a range of cream painted wall, drawer and base units, wood effect worktops, tiled splash backs, an integrated dishwasher, space for american style fridge/freezer and range cooker fitted. Ample space for a dining table with chairs.

### **Home Office/Study**

14'9" x 10'5"

A great additional reception room currently used as a home office/study area but could be used as an additional living space or playroom.

### **Garden Room**

14'9" x 14'5"

The garden room is the perfect addition providing further space for furniture and to enjoy views over the garden all year round.

### **Utility Room**

6'6" x 5'10"

Fitted with further units for storage and space for appliances including a washing machine.

### **Cloakroom**

Fitted with a low level WC and wash hand basin.

### **Landing**

Stairs ascend to the landing which has cupboards for storage and leads to the first floor accommodation.

### **Master Bedroom**

18'4" x 16'8"

The master bedroom is an impressive king sized room with fitted wardrobes for storage, countryside views to the rear and access to private ensuite.

### **Ensuite**

Fitted with a low level WC, wash hand basin and traditional free standing roll top bath.

### **Bedroom Two**

13'9" x 12'9"

A further generous king sized bedroom with ample space for furniture as well as having views to the rear.

### **Ensuite**

Fitted with a low level WC, wash hand basin and bath with mixer tap.

### **Bedroom Three**

11'1" x 9'10"

The third bedroom is a spacious double size with window to rear overlooking the garden and views.

### **Bedroom Four**

9'10" x 9'10"

The final bedroom is still a good sized double, offering plenty of space for other furniture and window to the rear with views.

### **Shower Room**

Family shower room fitted with a walk in shower cubicle, double sink and low level WC.

### **External**

Externally to the front the property has a walled front garden which has been landscaped and paved for low maintenance, parking spaces for one car and double garage providing secure parking and storage space. To the rear this family home has an extensive south facing garden, mainly lawned with well established perimeter shrubs, flowers and a decking area for outdoor seating, enjoying views over the garden and countryside beyond.

















