

, Tudhoe Village, DL16 6LA
2 Bed - House - Semi-Detached
£275,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

VIEWING HIGHLY RECOMMENDED! Tucked away in this quiet spot at Tudhoe Village sits THE RETREAT.

This wonderfully presented TWO BEDROOM SEMI-DETACHED HOUSE which overlooks the village green and has countryside views for miles to the rear. This lovely house is located in one of the most sought after locations in the area and the property is a credit to its current owner and has been very well maintained to a high standard throughout. The village is surrounded by peaceful and wonderful views and is ideal for the commuter travelling to nearby historical Durham City. Spennymoor town centre lies just over a mile away with local schools and amenities, yet the village itself has a local pub and restaurant. We believe the property should be suitable for a variety of purchasers including the retired couple and benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, SIDE CONSERVATORY, COTTAGE STYLE LOUNGE, SUPERB KITCHEN/FAMILY ROOM with views over the open countryside. To the first floor TWO BEDROOMS, ONE with a range of fitted wardrobes and ATTRACTIVE BATHROOM. Externally the property sits on a larger than average plot with FRONT & REAR GARDENS and a GARAGE. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band C

Entrance Hall

Laminate flooring, double central heating radiator, storage cupboard, coving, down lighters to ceiling and uPVC window to side elevation.

Side Conservatory

10'6" x 6'2" (3.20m x 1.88m)

Laminate floor, front and rear access, plumbing for washing machine.

Lounge

15'1" x 11'7"

UPVC bay window to front elevation, TV point, feature fire surround with marble hearth, electric fire, BT point, coving and double central heating radiator.

Kitchen/Family Room

22'2" x 18'6" (6.76m x 5.64m)

Superb range of white high gloss contemporary style units with contrasting work surfaces, stainless steel sink with mixer tap, plumbing for automatic washing machine, stainless steel gas hob, electric oven, stainless steel chimney style extractor hood, under counter lighting, double glazed Velux window, ceramic floor tiles with under floor heating, part tiled walls, gas fired stove, spindle style balustrade, storage cupboard, staircase to first floor, single central heating radiator, uPVC

French doors to rear garden and uPVC window to rear and side elevation.

Shower Room

Shower cubicle, wash hand basin, w/c, extractor fan, chrome towel radiator, uPVC window.

Landing

UPVC window to side elevation, coving and down lighters.

Bedroom One

13'1" x 10'3" (3.99m x 3.12m)

UPVC window to rear elevation, double central heating radiator, coving, fitted wardrobes with LED lighting and storage to eaves, stunning views.

Bedroom Two

11'7" x 10'7" (3.53m x 3.23m)

Double glazed Velux window, TV point, double central heating radiator and storage to eaves.

Bathroom

Fitted with a modern shower/bath, shower head attachment, pedestal wash hand basin, low level w/c, chrome effect fittings, part tiled walls, down lights to ceiling, double glazed Velux window and laminate flooring.

Externally

To the front of the property there are enclosed front gardens well maintained with lawns, flower beds, views over the village green and access leading to a single garage with electric up and over door, power and lighting, to the rear enclosed spacious gardens with superb countryside views, three paved patio areas, external tap, external lighting, lawned area and crushed slate pathways.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,066.07 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

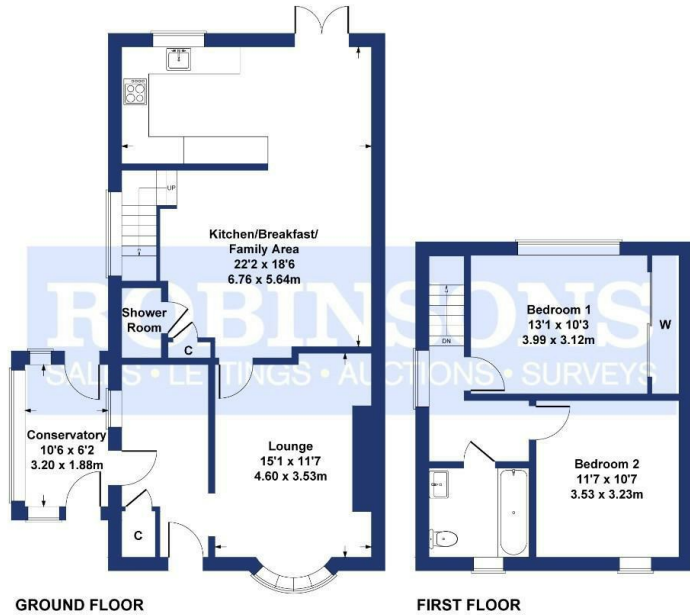
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Retreat
Approximate Gross Internal Area
1192 sq ft - 111 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
82-77	D		
69-64	E		
55-50	F		
39-34	G		
Not energy efficient - higher running costs			
England & Wales		66	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
82-54	D		
69-54	E		
55-38	F		
39-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk