



**The Paddock, Tudhoe Village, DL16 6YW**  
**4 Bed - Bungalow - Detached**  
**£525,000**

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# The Paddock

## Tudhoe Village, DL16 6YW

Robinsons are delighted to offer to the market, this fantastic four bedroom detached bungalow and family home, which is located within this sought after village of Tudhoe Village. Offered to the market with no onward chain, Tudhoe Village is an extremely popular and picturesque village based around a historic village green. Cut off from the hustle and bustle of everyday life, by farms and fields surrounding it, yet only a short travelling distance from Durham City. The pretty village has an array of property designs along with a quaint stone built village pub 'The Green Tree' which comes highly recommended and adds to the community spirit of the village. The property is also close to local, schools and amenities, ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This beautiful and spacious family home has an endless amount of benefits and some of key features are; spacious lounge/dining room, high end modern kitchen, double garage, four bedrooms and the property is sat on a beautiful and large plot. Homes in this area rarely come to the market and giving all of the above early viewing is advised to avoid any disappointment.

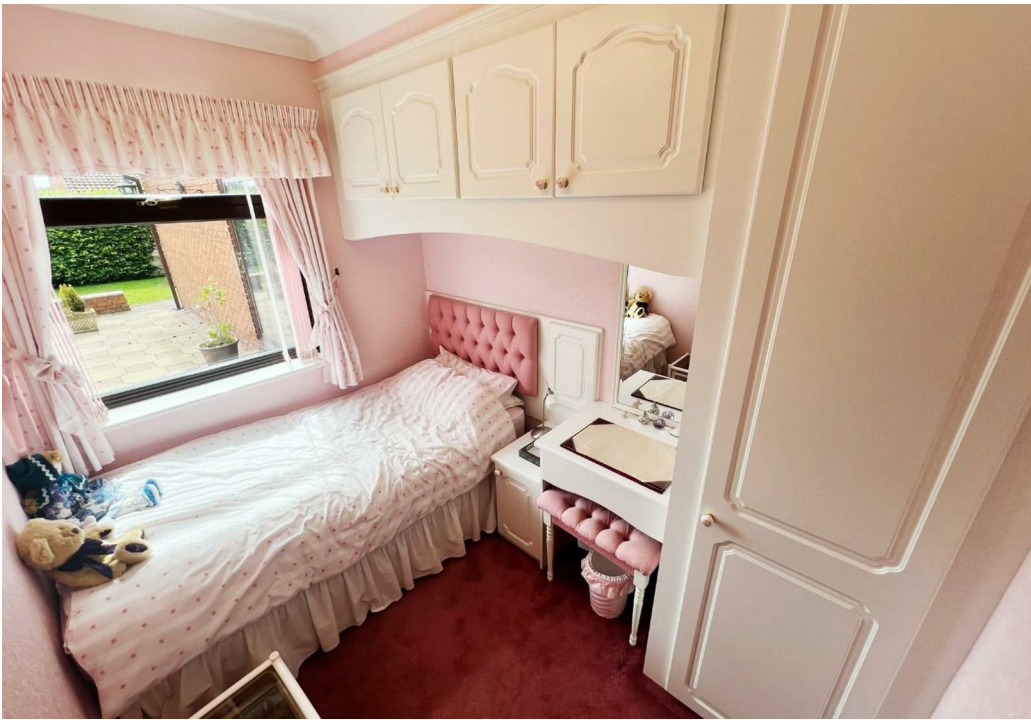
In brief the property comprises of; entrance, porch, large hallway, spacious open plan lounge/dining room, stunning fitted kitchen with integrated appliances, four good sized bedrooms with master having the added bonus of En-suite facilities and family bathroom. Externally to the front elevation is a beautiful garden and large driveway which leads to a double garage. While to the rear, there is a lovely and large enclosed garden. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC  
Council Tax Band E











#### **Porch**

Tiled flooring, access to the hall.

#### **Hallway**

Radiator, large storage cupboard, loft access.

#### **Lounge/Diner**

33'6 x 22'7 max points (10.21m x 6.88m max points)

Stunning electric fire and surround, uPVC windows, radiator, sliding uPVC doors leading to the rear garden.

#### **Kitchen**

13'3 x 11'0 (4.04m x 3.35m)

Stunning modern wall and base units, integrated oven, hob, microwave, fridge freezer, extractor fan, dishwasher, washing machine, tiled flooring and splashbacks, quality worktops with inset sink and mixer tap, feature radiator, spotlights, uPVC window, side access.

#### **Bedroom One**

14'1 x 12'0 max points (4.29m x 3.66m max points)

UPVC window, radiator, fitted wardrobes.

#### **En-suite Bathroom**

Jacuzzi style bath with shower over, wash hand basin, chrome towel radiator, w/c, uPVC window, tiled splashbacks.

#### **Bedroom Two**

15'4 x 10'8 max points (4.67m x 3.25m max points)

Fitted wardrobes, radiator, uPVC window.

#### **Bedroom Three**

12'6 x 8'1 max points (3.81m x 2.46m max points)

UPVC window, radiator, fitted wardrobes.

#### **Bedroom Four**

8'8 x 6'5 max points (2.64m x 1.96m max points)

Fitted wardrobes, radiator, uPVC window.

#### **Shower Room**

Jacuzzi shower cubicle, wash hand basin, w/c, chrome towel radiator, skylight, extractor fan, spotlights.

#### **Double Garage**

19'2 x 16'4 max points (5.84m x 4.98m max points)

Electric garage door, power and lighting.

#### **Externally**

To the front elevation, there is a good sized double driveway which leads to a double garage and easy to maintain garden which wraps around both sides of the bungalow leading to a beautiful and large easy to maintain garden and patio. There is also a small store room to the side of the property accessed from the garden.

#### **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 E - Approx. £2,984.44 p.a

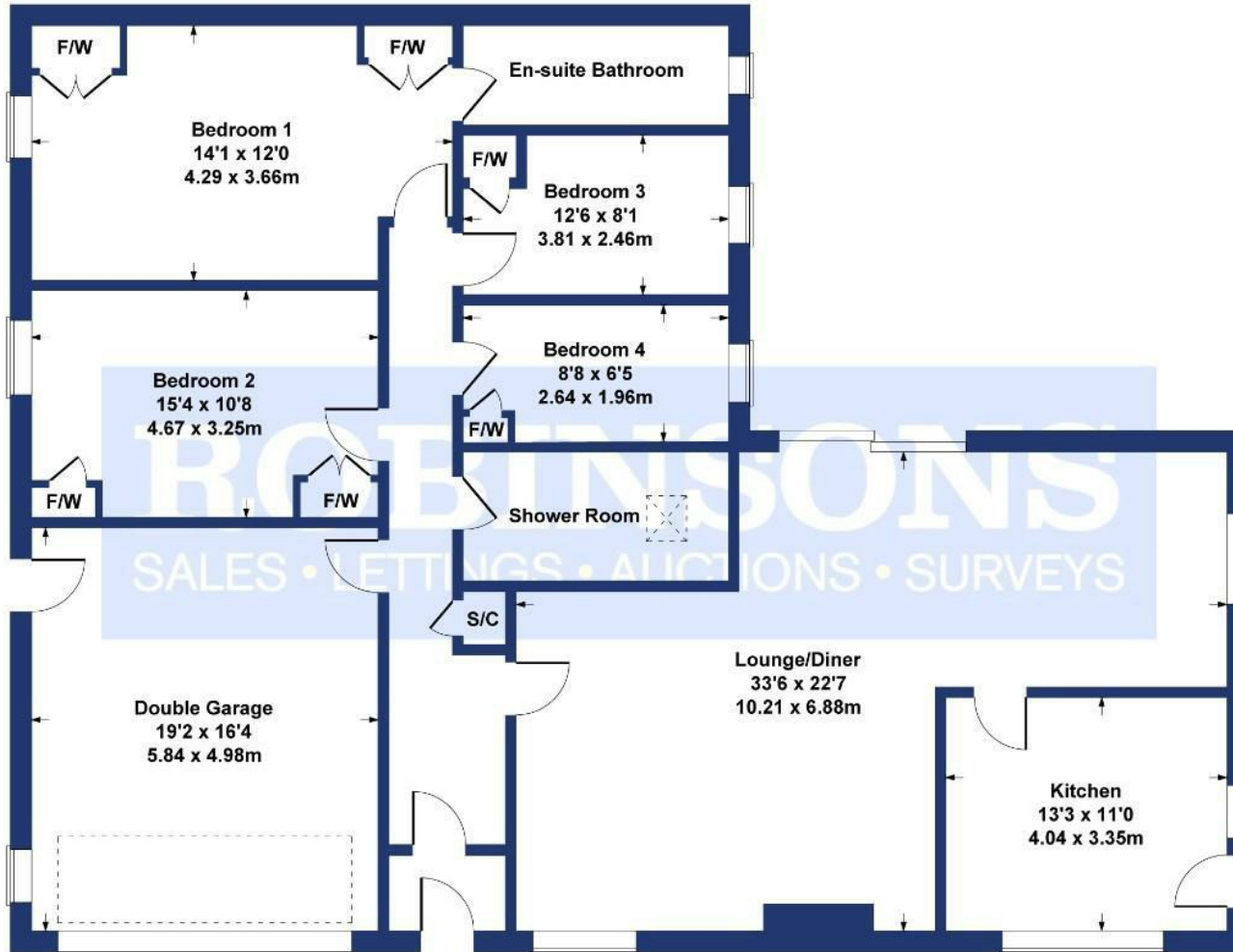
Energy Rating: TBC



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.

# The Paddocks

Approximate Gross Internal Area  
1932 sq ft - 179 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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

