

Elm Close, Tudhoe Village, DL16 6UX
4 Bed - House - Detached
£475,000

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Robinsons are delighted to offer to the market, this fantastic and large four bedroom detached family home, which is located within this sought after village of Tudhoe Village. 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, well presented 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 this beautiful family home comprises of, entrance porch, hallway, spacious lounge, separate dining room, well presented kitchen, useful utility room, study, bedroom four and shower room complete the ground floor, while to the first floor there is three double bedrooms with master having the added bonus of a large Ensuite, the family bathroom is also located to the first floor. Externally to the front elevation there is a double garage, driveway and well presented garden which wraps around the side of the property to a pleasant patio area, while to the rear there is a beautiful and enclosed mature garden.

EPC Rating TBC
Council Tax Band F

Hallway

Lounge
18'9 x 15'8 (5.72m x 4.78m)

UPVC windows, french doors leading to the garden, gas fire, radiator.

Dining Room
15'2 x 9'6 (4.62m x 2.90m)

UPVC window, radiator, French doors leading to the garden.

Kitchen
14'5 x 11'5 (4.39m x 3.48m)

Solid wall and base units, integrated double oven, hob, fridge, extractor fan, sink with mixer tap and drainer, uPVC window, radiator, tiled splashbacks.

Utility Room
9'3 x 8'6 (2.82m x 2.59m)

Base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, uPVC window, tiled flooring.

Study
9'0 x 6'7 (2.74m x 2.01m)

UPVC window, radiator.

Bedroom Four
10'7 x 9'7 (3.23m x 2.92m)

UPVC window, radiator, fitted wardrobes.

Shower Room
Shower, wash hand basin, w/c, uPVC window, fully tiled.

Landing
Loft access, large storage cupboard.

Bedroom One
14'8 x 10'8 (4.47m x 3.25m)

UPVC windows, radiator, fitted wardrobes.

En-suite
10'3 x 6'3 (3.12m x 1.91m)

Large walk in shower cubicle, wash hand basins, w/c, chrome towel radiator, uPVC window, fully tiled, spotlights.

Bedroom Two
15'2 x 11'7 (4.62m x 3.53m)

UPVC window, radiator, fitted wardrobes.

Bedroom Three
9'6 x 8'8 (2.90m x 2.64m)

UPVC window, radiator, fitted wardrobes.

Bathroom
7'3 x 7'1 (2.21m x 2.16m)

Panelled bath with shower over, hand towel radiator, fully tiled, uPVC window.

Externally
To the front elevation, there is a driveway which leads to a double garage and mature garden. While to the rear and side of the property, there are another two stunning mature gardens.

Double Garage
15'7 x 19'6 (4.75m x 5.94m)

Power and lighting.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 24Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band X - Approx. £xxxx p.a
Energy Rating: X

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.



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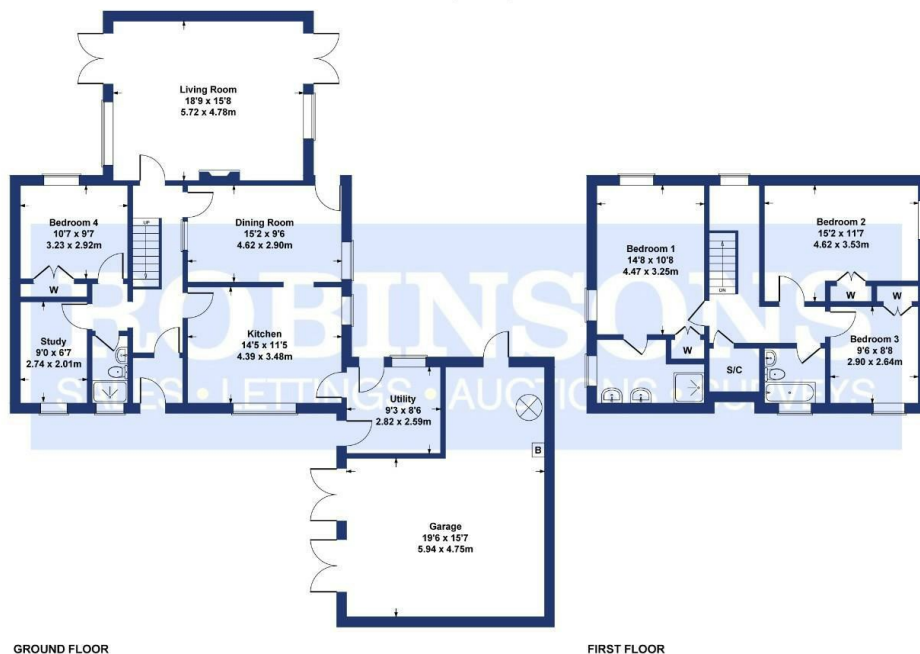
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elm Close
Approximate Gross Internal Area
2135 sq ft - 198 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		
(93-101)	B		
(85-89)	C		
(74-84)	D		
(69-73)	E		
(55-68)	F		
(45-54)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-104)	B		
(85-91)	C		
(75-84)	D		
(69-74)	E		
(61-71)	F		
(51-60)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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