



St. Charles Road, Spennymoor, DL16 6JY  
3 Bed - House - Detached  
Offers Over £649,950

**ROBINSONS**  
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# St. Charles Road Spennymoor, DL16 6JY

Robinsons are delighted to offer to the market, this fantastic three 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 about of benefits and some of key features are; spacious lounge, the truly stunning high end modern kitchen, quality four piece bathroom, ample storage, large and easy to maintain gardens, garage, three double bedrooms and the property is sat on a beautiful and large plot which the owner has informed us is over quarter of an acer. 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 the comprise of;**

Entrance, large hallway, spacious lounge with feature Bay window and log burning stove, beautiful kitchen / dining room, separate snug with log burning stove, useful utility room and ground floor shower room. To the first floor is a beautiful landing. Which gives access to three double bedrooms and quality four-piece bathroom. Externally to the front elevation there is a large but easy to maintain garden and long block driveway which gives access to the garage. The front also has a beautiful outlook over the grade 2 listed building which is known as St Charles Church. While to the rear of the property, there is a stunning huge garden which is mostly laid to lawn however does enjoy a lovely decked and patio area as well as a family games rooms. Again, given all of the above early viewing his advice to avoid disappointment.

#### **Hallway**

Engineered oak flooring, feature radiator, stairs to the first floor.

#### **Lounge**

134 x 129 + bay (4.06m x 3.89m + bay)

Engineered oak flooring, uPVC bay window, log burning stove and stunning surround, feature radiator.

#### **Kitchen/Diner**

27'3 x 23'4 max points (8.31m x 7.11m max points)

Stunning wall and base units, integrated dishwasher, fridge, wine cooler, space for double range master oven, American fridge freezer, Belfast sink with mixer tap, quartz worktops with matching splashbacks, central island, engineered oak flooring, uPVC window, skylight, feature radiator, spotlights.

#### **Snug**

12'9 x 12'8 (3.89m x 3.86m)

Engineered oak flooring, log burning stove with stunning surround, uPVC windows, feature radiator.

#### **Utility Room**

17'5 x 6'0 (5.31m x 1.83m)

Stunning wall and base units, plumbed for washing machine, quartz worktops, Belfast sink with mixer tap, feature radiator.

#### **Shower Room**

8'3 x 3'8 (2.51m x 1.12m)

Double shower cubicle, wash hand basin, w/c, feature radiator, storage cupboard, tiled flooring.

#### **Landing**

Quality flooring, feature radiator, loft access.

#### **Bedroom One**

134 x 10'8 + bay + robes (4.06m x 3.25m + bay + robes)

Fitted wardrobes, radiator, quality flooring, uPVC bay window.

#### **Bedroom Two**

12'9 x 11'2 (3.89m x 3.40m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

#### **Bedroom Three**

10'8 x 8'9 + robes (3.25m x 2.67m + robes)

Feature radiator, uPVC window, fitted wardrobes, quality flooring.

#### **Bathroom**

Roll top bath, separate shower cubicle, his and her wash hand basin, w/c, stylish flooring, uPVC window, spotlights, feature radiator.

#### **Externally**

To the front elevation, there is a good sized easy to maintain garden and long block paved driveway which leads to a garage. The property also benefits from an electric car charging point. The garage also has the added bonus of storage above. While to the rear, there is a large enclosed garden, which is mostly laid to lawn but also has the added bonus of a beautiful patio and decked area.

#### **Games Room**

19'0 x 15'2 (5.79m x 4.62m)

Power and lighting, wood effect flooring, sliding uPVC door.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1139Mbps \*

Mobile Signal/Coverage: Good

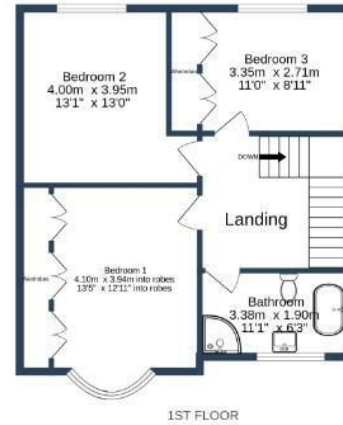
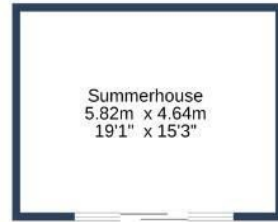
Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,984.44 p.a

Energy Rating: C



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.



18 ST CHARLES ROAD, TUDHOE VILLAGE, SPENNYMOOR, DL16 6JY.

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. The 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
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C		71	79
(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.





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