



**Tudhoe Village, Spennymoor, DL16 6LA**  
**3 Bed - Bungalow - Detached**  
**£490,000**

**ROBINSONS**  
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## Tudhoe Village Spennymoor, DL16 6LA

Robinsons are delighted to offer to the market, this fantastic three 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, double length garage, three bedrooms and the property is sat on a beautiful and large plot with a beautiful outlook to both the front and rear. 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, large hallway, spacious open plan lounge/dining room, fitted kitchen with integrated appliances, three good sized bedrooms with master having the added bonus of En-suite facilities and family bathroom. Externally to the front elevation is a easy to maintain garden and large driveway which leads to a double length garage. While to the rear, there is a lovely and large enclosed garden which has a stunning outlook around open fields. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC  
Council Tax Band E













#### **Hallway**

Radiators.

#### **Lounge**

18'5 x 13'6 (5.61m x 4.11m)

UPVC window, radiator, french doors leading to conservatory.

#### **Dining Room**

12'0 x 9'8 (3.66m x 2.95m)

UPVC window, radiator.

#### **Conservatory**

13'4 x 11'0 (4.06m x 3.35m )

Radiator, wood flooring, sliding uPVC door to rear garden.

#### **Kitchen**

17'9 x 8'6 (5.41m x 2.59m)

Wall and base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, sink with mixer tap and drainer, tiled splashbacks, tiled flooring, radiator, access to rear.

#### **Bedroom One**

15'5 x 15'2 (4.70m x 4.62m)

UPVC window, radiator, fitted wardrobes, dresser.

#### **En-suite**

Shower cubicle, wash hand basin, W/C, radiator.

#### **Bedroom Two**

15'5 x 11'3 (4.70m x 3.43m )

Fitted wardrobes, radiator, uPVC window.

#### **Bedroom Three**

15'8 x 8'6 (4.78m x 2.59m)

UPVC window, radiator, wash hand basin.

#### **Bathroom**

12'0 x 8'8 (3.66m x 2.64m)

Panelled bath with shower over, wash hand basin, W/C, extractor fan, spotlights.

#### **Garage**

37'3 x 10'1 (11.35m x 3.07m )

Power and lighting, electric garage door.

#### **Externally**

To the front elevation is a large driveway and easy to maintain garden which overlooks the village green. While to the rear there is a beautiful large and private 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. £1,703.96 p.a

Energy Rating: TBC



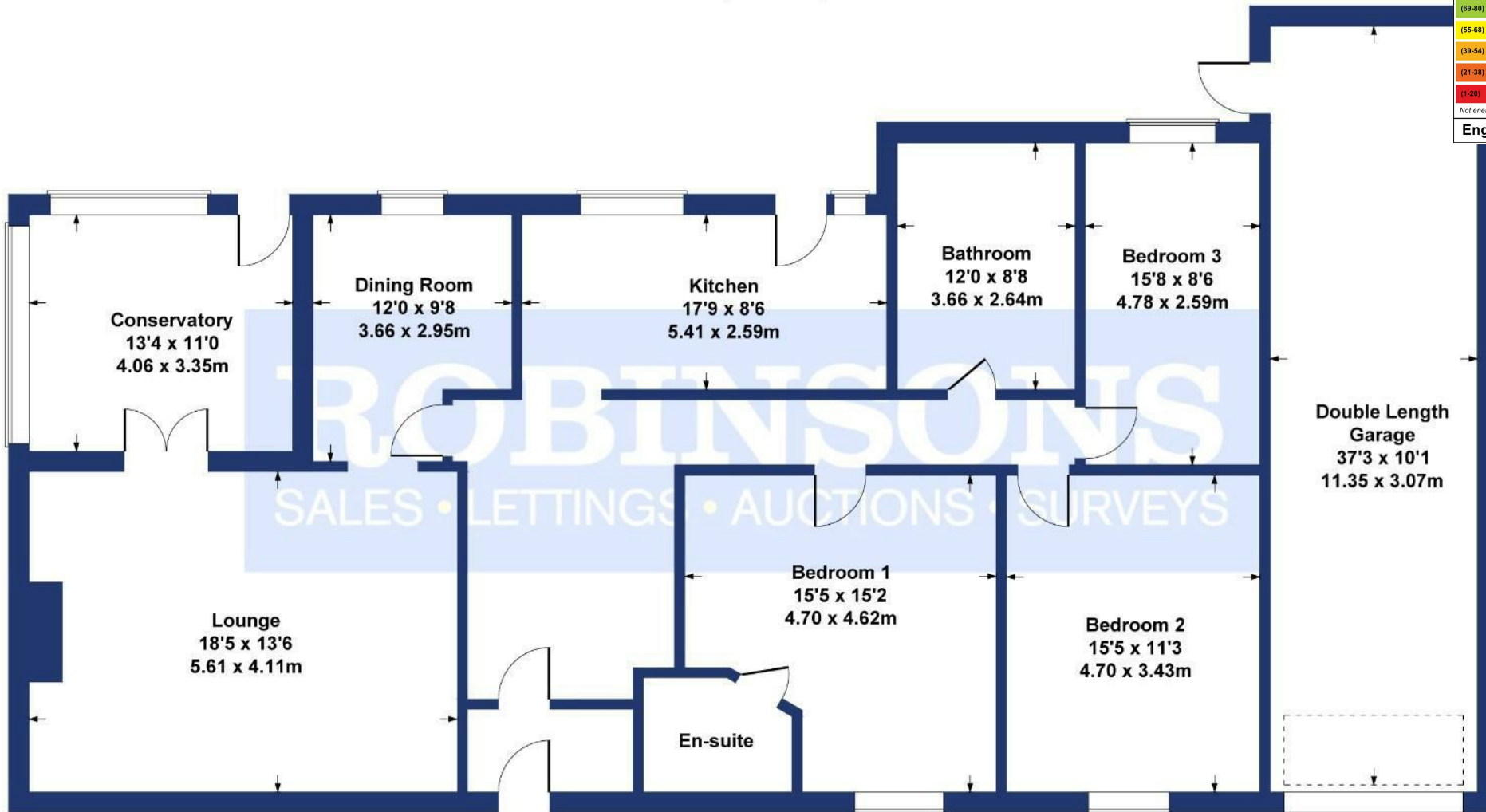
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



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Approximate Gross Internal Area  
2136 sq ft - 198 sq m

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) A                                 |  |                            | 78                                                                                  |
| (81-91) B                                   |  |                            |                                                                                     |
| (69-80) C                                   |  |                            | 57                                                                                  |
| (55-68) D                                   |  |                            |                                                                                     |
| (39-54) E                                   |  |                            |                                                                                     |
| (21-38) F                                   |  |                            |                                                                                     |
| (1-20) G                                    |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |



## 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. 2025

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](mailto:info@robinsonsspennymoor.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

