



St. Marys Grove, Tudhoe Village, DL16 6LR  
4 Bed - House - Semi-Detached  
£650,000

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## St. Marys Grove Tudhoe Village, DL16 6LR

Robinsons are delighted to offer to the market, this fantastic, stunning and one of a kind 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 village green 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, four larger than average 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.























#### Briefly Comprising of

Entrance, Hallway, spacious lounge, beautiful open plan kitchen/ dining room, home office, brilliant family room, ground floor W/C and bedroom four with en-suite completes the ground floor, to the first floor is three large bedrooms all with fitted wardrobes and master having the added bonus of en-suite, the family bathroom completes the first floor. Externally to the front elevation is a large block paved driveway providing off road parking for multiple vehicles and garage/store. To the rear is a beautiful enclosed huge private garden which is mostly laid to lawn and benefits from a stunning patio area and home gym. Giving all of the above early viewing is advised to avoid any disappointments.

#### Hallway

Parka flooring, feature radiator, spotlights, velux window, large storage cupboard.

#### W/C

W/C, wash hand basin, parka flooring, radiator, spotlights.

#### Bedroom Four

13'9 x 7'8 (4.19m x 2.34m)

UPVC windows, radiator.

#### En-Suite ( Bedroom Four)

Shower cubicle, wash hand basin, tiled flooring and splashbacks, spotlights, extractor fan.

#### Office

11'6 x 5'7 (3.51m x 1.70m )

Wood effect flooring, uPVC windows, electric radiator.

#### Lounge

18'4 x 17'6 (5.59m x 5.33m)

Radiator, french doors leading to the rear garden, gas fire, spotlights.

#### Family Room

13'1 x 11'9 (3.99m x 3.58m )

Radiator, spotlights.

#### Kitchen/Diner

23'8 x 12'5 (7.21m x 3.78m )

Wall and Base units, integrated dishwasher, washing machine, space for range oven, space for american fridge freezer, solid oak worktop with inset belfast sink with mixer tap, parka flooring, spotlights, space for dining room table, log burning stove, beautiful feature wall , french doors leading to rear, large airing cupboard,

#### Landing

Velux windows.

#### Bedroom One

12'4 x 18'4 (3.76m x 5.59m )

Large uPVC windows, feature radiator, sliding doors leading to balcony, large walk in wardrobe, stunning outlook.

#### En-Suite

11'3 x 5'5 (3.43m x 1.65m)

Free standing bath, wash hand basin, W/C, fully tiled, hand towel radiator, uPVC window.

#### Bedroom Two

14'0 x 9'2 (4.27m x 2.79m)

Fitted wardrobes, radiator, french doors leading to Juliet balcony.

#### Bedroom Three

14'0 x 8'8 (4.27m x 2.64m)

Fitted wardrobes, radiator, french doors leading to juliet balcony.

#### Bathroom

11'8 x 9'5 max points (3.56m x 2.87m max points)

Large white panelled bath, wash hand basin, walk in shower cubicle, spotlights, fully tiled, storage cupboard, hand towel radiator, extractor fan, velux window, under floor heating.

#### Garage/Store

18'2 x 8'4 (5.54m x 2.54m )

Power and Lighting.

#### Gym

13'4 x 7'2 (4.06m x 2.18m)

Power and lighting, electric radiator.

#### Externally

To the front elevation is a large driveway leading to the garage. To the rear, there is a beautiful and large enclosed private garden with a pond, stunning patio, greenhouse and useful storage/work shed.

#### Agent Notes


Electricity Supply: Mains

Water Supply: Mains







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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