



St. Marys Grove, Tudhoe Village, DL16 6LR
3 Bed - House - Link Detached
£475,000

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St. Marys Grove

Tudhoe Village, DL16 6LR

Nestled in the charming Tudhoe Village, St. Marys Grove presents a delightful opportunity to acquire a beautifully presented link detached house. This property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is complemented by a sun room extension, which invites natural light and offers a serene space to enjoy the garden views.

The residence features three well-proportioned bedrooms, perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the first-floor lounge, which opens onto a lovely balcony, providing a perfect spot to unwind and enjoy the surrounding scenery. The large rear garden is a true gem, offering a private outdoor retreat for gardening, play, or simply soaking up the summer sun.

Situated in a desirable village location, this home benefits from a peaceful atmosphere while still being within easy reach of local amenities and transport links. St. Marys Grove is a pleasant cul-de-sac and is an ideal choice for those seeking a blend of comfort, style, and community living. This property is not to be missed, and we invite you to contact Robinsons for further information and to arrange an internal viewing.

EPC Rating D
Council Tax Band C









Entrance Hallway

Solid wood flooring, range of fitted cupboards, opening to:

Dining Room

14'5x12'6 (4.39mx3.81m)

Solid wood flooring, solid oak staircase to lounge, vaulted ceiling to lounge, opening to:

Sun Room

14'3x12'2 (4.34mx3.71m)

Vaulted glazed roof allowing huge amount of natural light into the room, feature electric fireplace, bi-fold doors to rear garden, solid oak flooring.

Kitchen

14x7'10 (4.27mx2.39m)

Double glazed bow window to front and light ceiling tunnel, fitted with a range of floor and wall units, with integrated hob, extractor fan, double oven, integrated fridge/freezer, dishwasher, granite worktops, inset sink unit with mixer tap.

Bedroom One

12'8x10'7 (3.86mx3.23m)

Double glazed window to side, radiator, wall of fitted wardrobes with sliding doors.

Bedroom Two

18x8'9 (5.49mx2.67m)

Double glazed window to rear, radiator, Velux window.

Bedroom Three

11'8x9'1 (3.56mx2.77m)

Double glazed window to front, radiator.

Bathroom

Double glazed Velux window, refitted with a contemporary suite comprising low level WC, wash hand basin on feature stand, tiled panelled bath with mains fed wall mounted shower with ceiling fitted rain head shower, polished tiled walls and floor, heated towel rail.

First Floor

Lounge

14x12'6 (4.27mx3.81m)

Double glazed windows to rear, French doors to balcony providing seating area overlooking gardens and farmland to the rear.

Gardens

There are lawned gardens to the front and rear, predominantly laid to lawn with flowering shrubs and borders. The rear garden is a good size and is not overlooked opening onto fields.

Garage

18'5x8'5 (5.61mx2.57m)

Driveway to front providing off street parking which gives access to garage with up and over door, light, power, wall mounted boiler, door to garden.

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1139Mbps *

Mobile Signal/Coverage: Good - EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,271.95 p.a

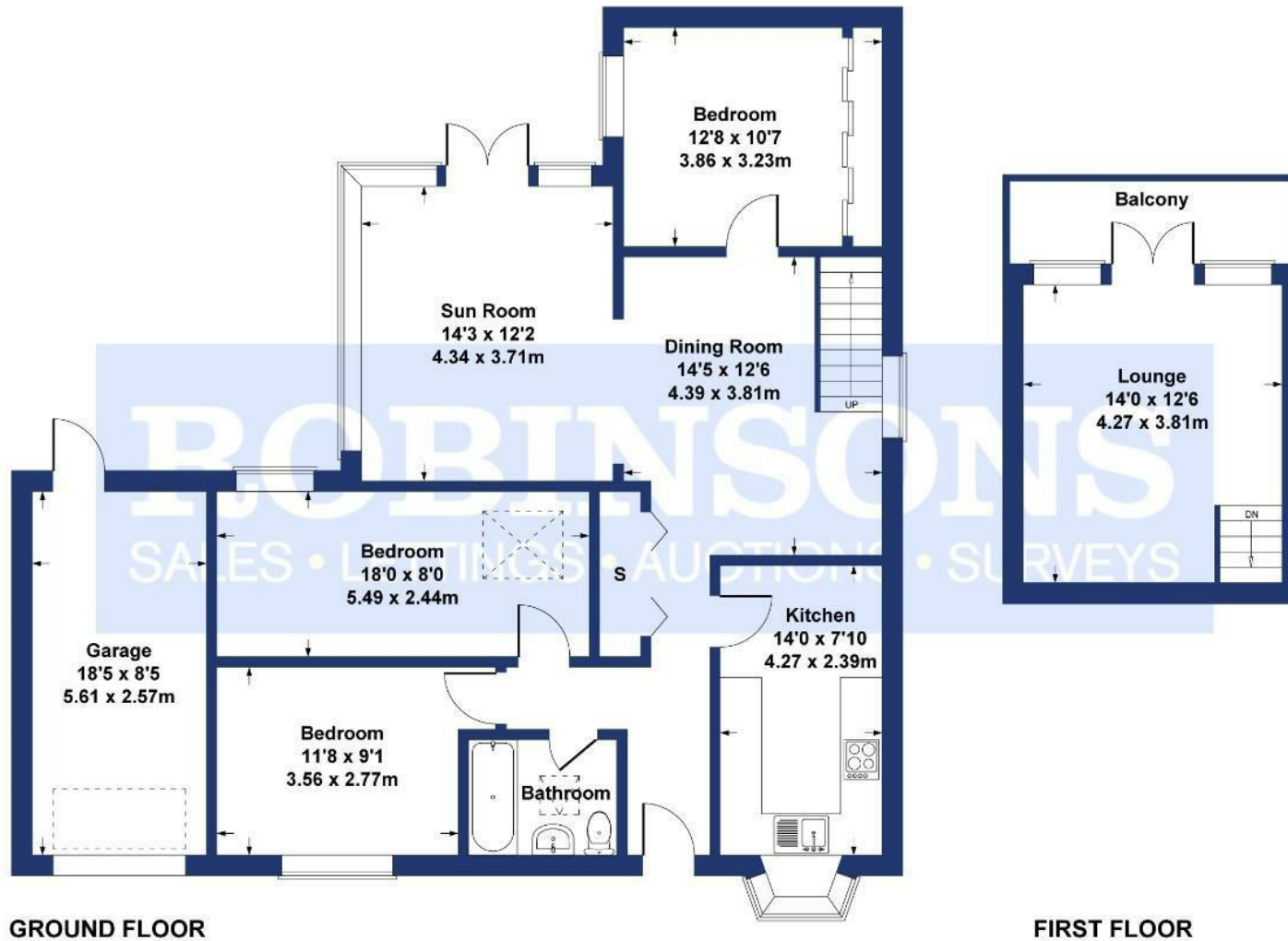
Energy Rating: D

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.



St Marys Grove, Tudhoe Village

Approximate Gross Internal Area
1376 sq ft - 127 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) 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	

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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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