



Castle Close, Tudhoe, DL16 6TR
3 Bed - House - Detached
£229,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

This beautifully presented three-bedroom detached home combines style, space and everyday practicality, creating an ideal setting for family living. It sits within the highly regarded residential development known as The Coppice in Spennymoor, a location that offers excellent access to Durham City, Darlington, and Teesside, making it especially convenient for commuters.

The standout feature of the home is the impressive kitchen, fitted with solid wood work surfaces and a classic Belfast sink that brings together character and modern functionality. The bathroom is equally striking, offering a luxurious feel with twin wash basins and a spacious walk-in shower. All three bedrooms are generous doubles, and the second bedroom was originally two separate rooms, giving the option to reinstate a fourth bedroom if preferred.

On the ground floor, the entrance hall opens into a bright and welcoming open-plan lounge, dining, and kitchen area, creating a sociable space perfect for family life and entertaining. A separate dining room adds further flexibility and can serve as a formal dining space or an additional lounge. Solid oak flooring runs throughout the ground floor, adding warmth and a sense of quality.

The first floor hosts the three double bedrooms along with the impressive bathroom, ensuring comfort and style throughout the home.

Outside, the property benefits from a private rear garden with open views across neighbouring countryside, offering a peaceful and attractive outlook. The front features an open-plan lawned garden and a generous driveway providing ample off-street parking.

With its versatile layout, high-quality finishes, and appealing surroundings, this home is an excellent choice for a growing family seeking comfort, flexibility, and a touch of luxury.

Hallway

Solid wood flooring, radiator, Upvc window, stairs to first floor

Lounge

12'5 x 11'0 (3.78m x 3.35m)

Multi fuel stove and stunning surround, solid wood flooring, radiator, Upvc window

Kitchen / Diner

26'1 x 9'2 max points (7.95m x 2.79m max points)

modern wall and base units, integrated dishwasher, washing machine, space for range oven, space for America fridge / freezer, solid wood worktops with inset Belfast sink and mixer tap, feature radiator, extractor fan, space for dining room table, French doors leading to rear, solid wood flooring, Upvc window

Dining Room / Family room

15'9 x 9'8 (4.80m x 2.95m)

Solid wood flooring, radiator, Upvc window with shutter blinds, storage cupboard.

Landing

Quality flooring, radiator, loft access.

Bedroom One

12'6 x 10'3 (3.81m x 3.12m)

Fitted wardrobe, Upvc window, radiator, quality flooring.

Bedroom Two

16'8 x 10'8 max points (5.08m x 3.25m max points)

Solid wood flooring, radiator, Upvc window with lovely outlook to rear.

Bedroom Three

10'3 x 10'2 (3.12m x 3.10m)

Fitted wardrobe, Upvc window, radiator, quality flooring.

Shower Room

Fully tiled with large walk in shower, his & hers wash hand basin, w/c, Upvc window, spot lights, extractor fan.

Externally

To the front elevation is a good sized easy to maintain garden and double driveway, while to the rear there is a beautiful enclosed private garden which enjoys a beautiful outlook.

Agents Notes

Council Tax: Durham County Council, Band D

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

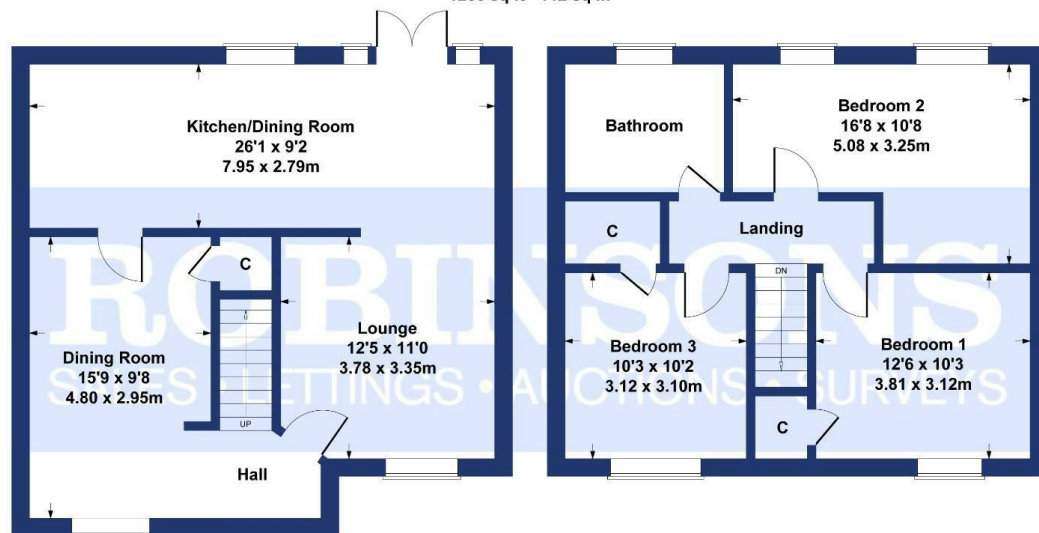
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Castle Close

Approximate Gross Internal Area
1206 sq ft - 112 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk