



**Tudhoe Village, Spennymoor, DL16 6LG**  
**4 Bed - House - Detached**  
**£550,000**

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# Tudhoe Village

## Spennymoor, DL16 6LG

Robinsons are delighted to offer for sale this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, ideally situated in the heart of the highly sought-after Tudhoe Village and available with no onward chain. Tudhoe Village is a beautiful and historic setting centred around a traditional village green, surrounded by open fields that create a peaceful, rural atmosphere while still offering excellent convenience. Durham City is only a short distance away, and the village pub, The Green Tree, is well known locally and adds to the strong community feel. The property is also close to schools, amenities, and major transport routes including the A1 and A19, making it an ideal base for commuters travelling to Durham, Darlington, Teesside, and beyond.

The accommodation briefly comprises a welcoming entrance leading into a LARGE HALLWAY, a SPACIOUS LOUNGE, SEPARATE DINING ROOM and a STUDY. The BEAUTIFUL FITTED KITCHEN includes modern integrated appliances, and the adjoining UTILITY ROOM provides practical extra space. A large GARDEN ROOM to the rear further enhances the living accommodation. To the first floor, generous landing leads to FOUR EXCELLENT SIZED BEDROOMS. The MASTER BEDROOM and BEDROOM TWO BOTH WITH EN-SUITE SHOWER ROOMS, and there is also a WELL PRESENTED FAMILY BATHROOM.

Externally, the property features a LOW MAINTENANCE FRONT GARDEN with LONG DRIVEWAY providing ample parking and leading to a DOUBLE GARAGE. To the rear is a lovely ENCLOSED GARDEN with a patio area, offering a private space for relaxing and entertaining.

EPC Rating TBC  
Council Tax Band E













#### Entrance Hallway

With quality flooring, feature radiator, storage cupboard and stairs to first floor.

#### Lounge

18'x11'2" (5.49m x 3.40m)

With quality flooring, electric fire, central heating radiator and upvc bay window.

#### Study

12'8'x8'5" (3.86m x 2.57m)

With quality flooring, electric fire and surround, central heating radiator and upvc bay window.

#### Dining Room

13'x11'2" (3.96m x 3.40m)

With quality flooring and central heating radiator.

#### Kitchen

12'8'x11' (3.86m x 3.35m)

Fitted with a modern range of wall and base units, granite work surfaces with inset single sink unit with mixer tap and drainer, tiled splash backs, plumbing for an automatic washing machine, integrated oven, hob, extractor fan, space for American fridge freezer, spot lights to ceiling and central heating radiator.

#### Utility Room

Fitted with a range of wall and base units, sink unit with mixer tap, tiled splash backs and plumbing for an automatic washing machine.

#### WC

With wc, wash hand basin, tiled splash backs and extractor fan.

#### Garden Room

17'x13' (5.18m x 3.96m)

With quality flooring, spot lights to ceiling, electric fire, upvc window and french doors to rear.

#### First Floor

##### Landing

With access to loft space.

##### Bedroom 1

11'4'x12'9" (3.45m x 3.89m)

With central heating radiator and upvc window.

##### En-Suite

With double walk in shower, wash hand basin, tiled splash backs, wc, extractor fan, spot lights to ceiling, quality flooring and upvc window.

##### Bedroom 2

8'7'x12'1" (2.62m x 3.68m)

With a range of fitted wardrobes, storage cupboard, central heating radiator and upvc window giving a pleasant outlook.

##### En-Suite

With shower cubicle, wash hand basin, wc, extractor fan, chrome towel rail, spot lights to ceiling and upvc window.

##### Bedroom 3

11'3'x12'9" (3.43m x 3.89m)

With a range of fitted wardrobes, central heating radiator and upvc window giving a pleasant outlook.

##### Bedroom 4

14'8'x8'1" (4.47m x 2.46m)

With spot lights to ceiling, quality flooring, central heating radiator and upvc window.

#### Bathroom

Three piece suite comprising large bath, wash hand basin, wc, tiled splash backs, heated towel rail, quality flooring and upvc window.

#### Externally

To the front elevation there is an easy to maintain garden and a driveway which leads to the double garage. To the rear there is patio area, putting green and also gives access to a pleasant enclosed garden.

#### Double Garage

Electric door, mains power and lighting.

#### Agents Notes

Council Tax Band E - Approx £3,265.11 p.a

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

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>





# Tudhoe Village

Approximate Gross Internal Area  
1811 sq ft - 168 sq m  
(Excluding Garage)



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 |   |         |           |
| (82 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 |   |         |           |
| <b>England &amp; Wales</b>                  |   | 68      | 76        |
| 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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