



Castle Close, Tudhoe, DL16 6TR
4 Bed - House
Asking Price £299,950

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An excellent opportunity has arisen to purchase one of the few four bedroom detached homes with a double garage on the sought-after Coppice development, built by Bellway Homes. This impressive property is ideal for a wide range of buyers, particularly growing families, and is perfectly positioned for commuters travelling to Durham City, Darlington and Teesside.

Beautifully maintained and stylishly presented by the current owners, this stunning home offers an array of standout features including a spacious lounge, separate dining room, well-appointed kitchen, useful utility room and a beautifully enclosed rear garden. All four bedrooms are generously sized, and the property enjoys a desirable cul-de-sac location. Early viewing is strongly recommended to avoid disappointment.

In brief, the accommodation comprises:

A welcoming ENTRANCE HALLWAY, GROUND FLOOR WC, SPACIOUS LOUNGE and a VERSATILE DINING ROOM which is currently used as a playroom. The FITTED KITCHEN is complemented by a practical UTILITY ROOM, which provides direct access to both the double garage and the rear garden.

To the first floor, a central landing leads to FOUR WELL PROPORTIONED BEDROOMS, including a MASTER BEDROOM with a stylish EN-SUITE. A MODERN FAMILY BATHROOM completes the upper level.

Externally, the property boasts an easy-to-maintain FRONT GARDEN and a LARGE DRIVEWAY leading to the DOUBLE GARAGE. To the rear is a PRIVATE. BEAUTIFULLY LANDSCAPED GARDEN WITH PATIO AREA, perfect for family living and outdoor entertaining.

Council Tax Band E
EPC Rating TBC

Hallway

With storage cupboard, quality flooring and central heating radiator.

WC

With wc, wash hand basin, tiled splash backs, tiled flooring, central heating radiator and upvc window.

Lounge

16'6x11'3 (5.03mx3.43m)

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

Dining Room/Play Room

10'1x10'3 (3.07mx3.12m)

With quality flooring french doors overlooking rear garden.

Kitchen

10'9x9'9 (3.28mx2.97m)

Fitted with a modern range of wall and base units, integrated oven, hob, extractor fan, stainless steel sink unit with mixer tap, splash backs, tiled flooring, central heating radiator, upvc window and space for dining table.

Utility Room

10'x5'2 (3.05mx1.57m)

With a range of wall and base units, stainless steel sink unit with mixer tap, tiled splash backs, tiled flooring, plumbing for washing machine, plumbing for dish washer, space for dryer, extractor fan and central heating radiator.

First Floor

Landing

Quality flooring and access to loft space.

Bedroom 1

14'2x12'3 (4.32mx3.73m)

With a range of fitted wardrobes, quality flooring, central heating radiator and upvc window.

En-Suite

Shower cubicle with electric shower, wash hand basin, splash backs, wc, chrome towel rail, tiled flooring, central heating radiator and upvc window.

Bedroom 2

12'9x9' (3.89mx2.74m)

With a range of fitted wardrobes, quality flooring, central heating radiator and upvc window.

Bedroom 3

10'5x8'7 (3.18mx2.62m)

With a range of fitted wardrobes, quality flooring, storage cupboard, central heating radiator and upvc window.

Bedroom 4

10'3x9'1 (3.12mx2.77m)

With quality flooring, central heating radiator and upvc window.

Bathroom

10'3x9'1 (3.12mx2.77m)

Fitted with a white three piece suite comprising panelled bath, wash hand basin, wc, tiled splash backs, central heating radiator and upvc window.

Externally

To the front of the property is an easy to maintain garden and large driveway which leads to the double garage. To the rear is a lovely large enclosed garden with patio area and a useful storage shed.

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>

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.



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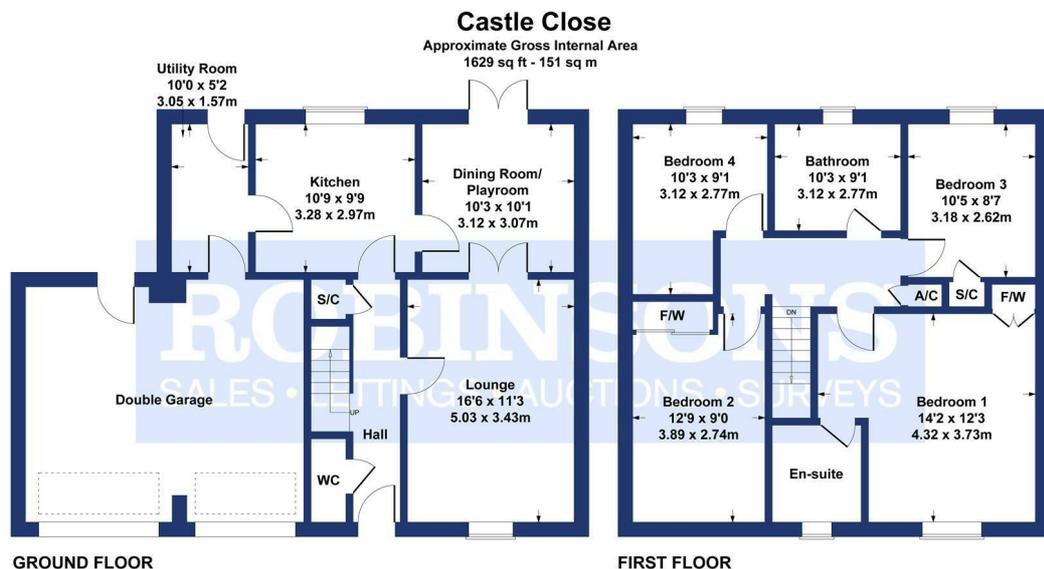
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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Energy Efficiency Rating	
	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	
EU Directive 2002/91/EC	

England & Wales

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