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West End Hunwick, DL15 0LH



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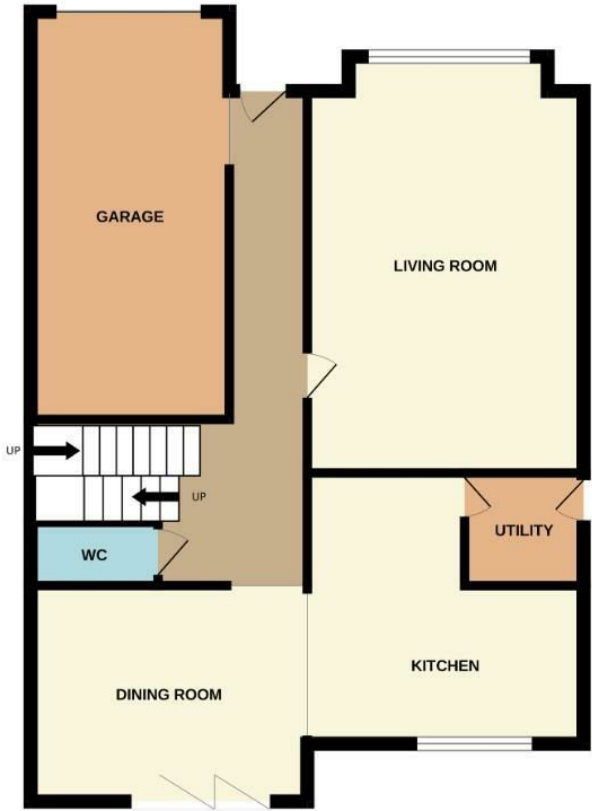
### Offers In Excess Of £290,000

Beautifully presented four bedroomed, detached family home located on West End in the sought after semi rural village Hunwick near Crook. This spacious family home has a large driveway leading to the garage with electric door and gardens to the front and rear of the property. The village has a range of local amenities including primary school, local shop, tea room and village pub/restaurant. Further facilities are available in the nearby towns Crook and Bishop Auckland, offering access to further schools, supermarkets, restaurants, high street shops and retail stores. The A688 is close by for commuters and the village has a regular bus service.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room, and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and the family bathroom. Externally the property has well maintained lawned gardens to the front along with the large drive and garage with electric door providing ample off street parking. To the rear of the property there is a split level landscaped garden, with patio area ideal for outdoor furniture, artificial lawn and summerhouse with covered area ideal for a hot tub,

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

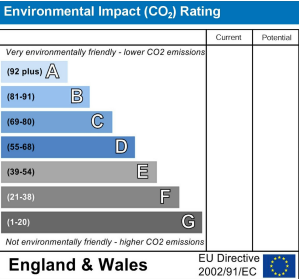
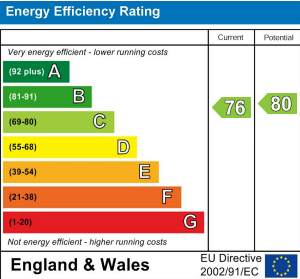


1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Living Room**

15'8" x 11'5"

Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor, multi fuel stove and large bay window to the front elevation.

**Kitchen**

13'7" x 11'5"

The kitchen is fitted with a range of contemporary wall, base and drawer units, complementing wood work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for a free standing fridge/freezer.

**Dining Area**

11'5" x 9'0"

Open plan leading on from the kitchen, the dining area provides space for a table and chairs, along with further furniture and bi-fold doors open out into the rear garden.

**Utility Room**

The utility room provides additional storage space along with space for a washing machine and dryer.

**Cloakroom**

Fitted with a WC and wash hand basin.

**Garage**

16'11" x 8'2"

Garage with electric remote control door.

**Master Bedroom**

13'0" x 12'5"

The master bedroom provides space for a king sized bed, further furniture and window to the rear elevation.

**Ensuite**

The ensuite contains a corner shower cubicle, WC and wash hand basin.

**Bedroom Two**

11'3" x 10'1"

The second bedroom is another spacious double bedroom with window to the front elevation.

**Bedroom Three**

12'8" x 8'2"

The third bedroom is a double bedroom with window to the front elevation.

**Bedroom Four**

11'5" x 10'5"

The fourth bedroom is currently utilised as a home office, with window to the rear elevation.

**Bathroom**

7'10" 7'2"

The bathroom contains a panelled bath with overhead shower, WC, wash hand basin and heated towel rail. Window to the side elevation.

**External**

Externally the property has well maintained lawned gardens to the front along with the large drive and garage with electric door providing ample off street parking. To the rear of the property there is a split level landscaped garden, with patio area ideal for outdoor furniture, artificial lawn and summerhouse with covered area ideal for a hot tub.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















