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Coppice Mount Crook, DL15 9NY

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Price £245,000

Beautifully presented five bedroomed family home located on Coppice Mount in Crook. This three-storey detached property benefits from having a enclosed rear garden with patio area, ideal for entertaining both guests and the family during the summer months with French doors leading from the garden room.

This sought after cul-de-sac is located just a short distance from Crooks town centre, which offers a range of local amenities from primary and secondary schools, popular high street retail stores, supermarkets as well as restaurants and food outlets. There is an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A68 is nearby which leads to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room, garden room and cloakroom to the ground floor. The first floor contains four spacious bedrooms, one with ensuite and the family bathroom. Stairs ascend to the first floor which contains the master bedroom and ensuite. Externally the property has a single garage and large driveway providing ample off street parking. To the rear there is a enclosed garden with patio and gravelled areas, ideal for outdoor furniture and large shed providing additional storage.

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A floor plan of a house with the following rooms and features:

- GARDEN ROOM:** Located at the top of the plan, colored light green.
- KITCHEN:** Located in the upper middle, colored light yellow.
- DINING ROOM:** Located to the right of the kitchen, colored light yellow.
- LIVING ROOM:** Located on the right side, colored light yellow.
- UTILITY ROOM:** Located to the left of the kitchen, colored light orange.
- WC:** A small blue room located between the utility room and the entrance hall.
- ENTRANCE HALL:** A central brown area containing a staircase and connecting to several rooms.
- GARAGE:** A large orange room located at the bottom left.

The plan includes various architectural details such as doors, windows, and a staircase.

The floor plan shows a central landing area with stairs leading 'DOWN' and 'UP'. Surrounding the landing are four bedrooms (Bedroom Two, Bedroom Three, Bedroom Four, and Bedroom Five), a bathroom, an ensuite, and a living cupboard. The layout is symmetrical around the central landing.


The floor plan shows a large yellow area labeled 'MASTER BEDROOM' with two windows. To the left is a blue area labeled 'ENSUITE' with one window. Above the staircase is a grey area labeled 'STORAGE'. A brown area labeled 'DOWN' with an arrow indicates the entrance to the ground floor.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		73	8
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

England & Wales

EU Directive 2002/91/EC



Living Room

13'11" x 10'11"
Bright and spacious living room located to the front of the property, benefiting from neutral decor. ample space for furniture and large bay window to the front elevation providing lots of natural light.

Kitchen

12'4" x 12'3"
The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Utility Room

The utility room provides additional storage along with room for further free standing appliances.

Dining Room

16'9" x 9'8"
The dining room is open plan leading on from the kitchen, with space for a table and chairs, further furniture and French doors lead through into the garden room.

Garden Room

22'11" x 8'10"
The garden too is a great addition to the property, providing a further reception room overlooking the garden. It has French doors leading out into the garden and two orangery roof lanterns providing lots of natural light.

Cloakroom

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

15'1" x 14'1"
The master bedroom is a spacious double bedroom, with ample space for a king sized bed, further furniture and window to the side elevation. There are three skylights and access into the ensuite shower room.

Ensuite

8'3" x 8'3"
Fitted with a shower cubicle, WC and wash hand basin. Skylight to the front elevation.

Bedroom Two

12'5" x 10'9"
The second bedroom is a generous double bedroom, with ample space for furniture and window to the front elevation.

Ensuite

6'6" x 3'9"
Fitted with a shower cubicle, WC and wash hand basin. Window to the front elevation.

Bedroom Three

11'1" x 8'6"
The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

9'1" x 8'6"
The fourth bedroom is a double bedroom with window to the front elevation.

Bedroom Five

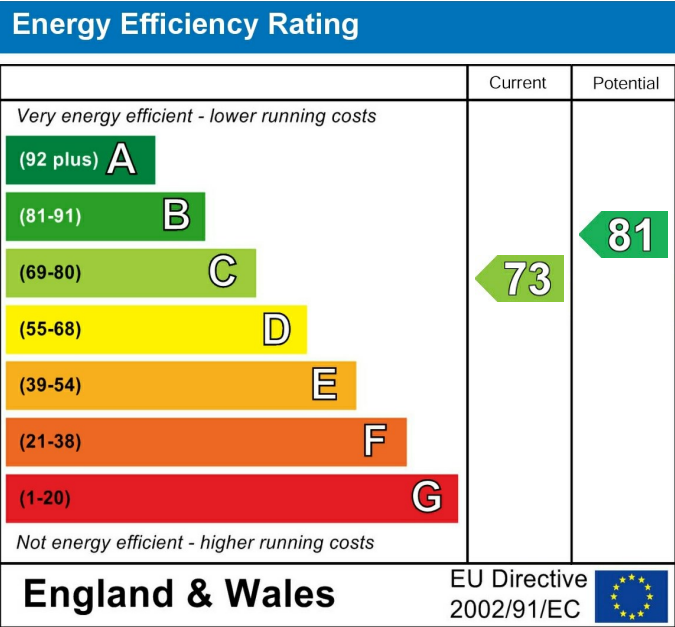
8'6" x 8'2"
The fifth bedroom is another good size bedroom with window to the rear elevation.

Bathroom

8'2" x 6'2"
The bathroom contains a panelled bath, WC and wash hand basin.

External

Externally the property has a single garage and large driveway providing ample off street parking. To the rear there is a enclosed garden with patio and gravelled areas, ideal for outdoor furniture and large shed providing additional storage.



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.









