



Oakfields, Hunwick, DL15 0GA
4 Bed - House - Detached
£265,000

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Oakfields

Hunwick, DL15 0GA

* BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME * RE-FITTED KITCHEN * STYLISH DECORATION THROUGHOUT * DOUBLE DRIVEWAY * ENCLOSED REAR GARDEN *

This beautifully presented four bedroom detached house has undergone a programme of refurbishment over recent years and has been finished to a modern standard. The house has a very attractive re-fitted kitchen with space for dining table, contemporary decoration throughout, UPVC double glazed windows and gas combination boiler.

The internal accommodation comprises; entrance hallway, dining room with bay window to front aspect, cloakroom/WC, kitchen which is extensively fitted with a range quality wall, base and drawer units with some integral appliances including, oven and hob and fridge/freezer. Lounge with French doors leading to the rear garden. The hallway has an internal door leading to the garage which is being used as a utility/storage room.

To the first floor there are four generous size bedroom, three of those having fitted wardrobes, the main having en-suite shower room. To conclude the internal accommodation there is a family bathroom with three piece suite.

Outside there is a double driveway to the front allowing parking for at least two vehicles. The rear garden is enclosed with patio and lawn areas with gravelled boarder.

Hunwick is a popular village conveniently located between Crook and Bishop Auckland, it has a primary school, church, tea room and public house. Amenities are within close proximity is Willington, Crook and Bishop Auckland which can all be access via bus links.

Council Tax Band D

EPC Rating C













Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: C
Tenure: Freehold
Council Tax Band: D
Annual Price: Approx £2,431
Broadband:
Basic
2 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Mobile Signal: Average

Disclaimer

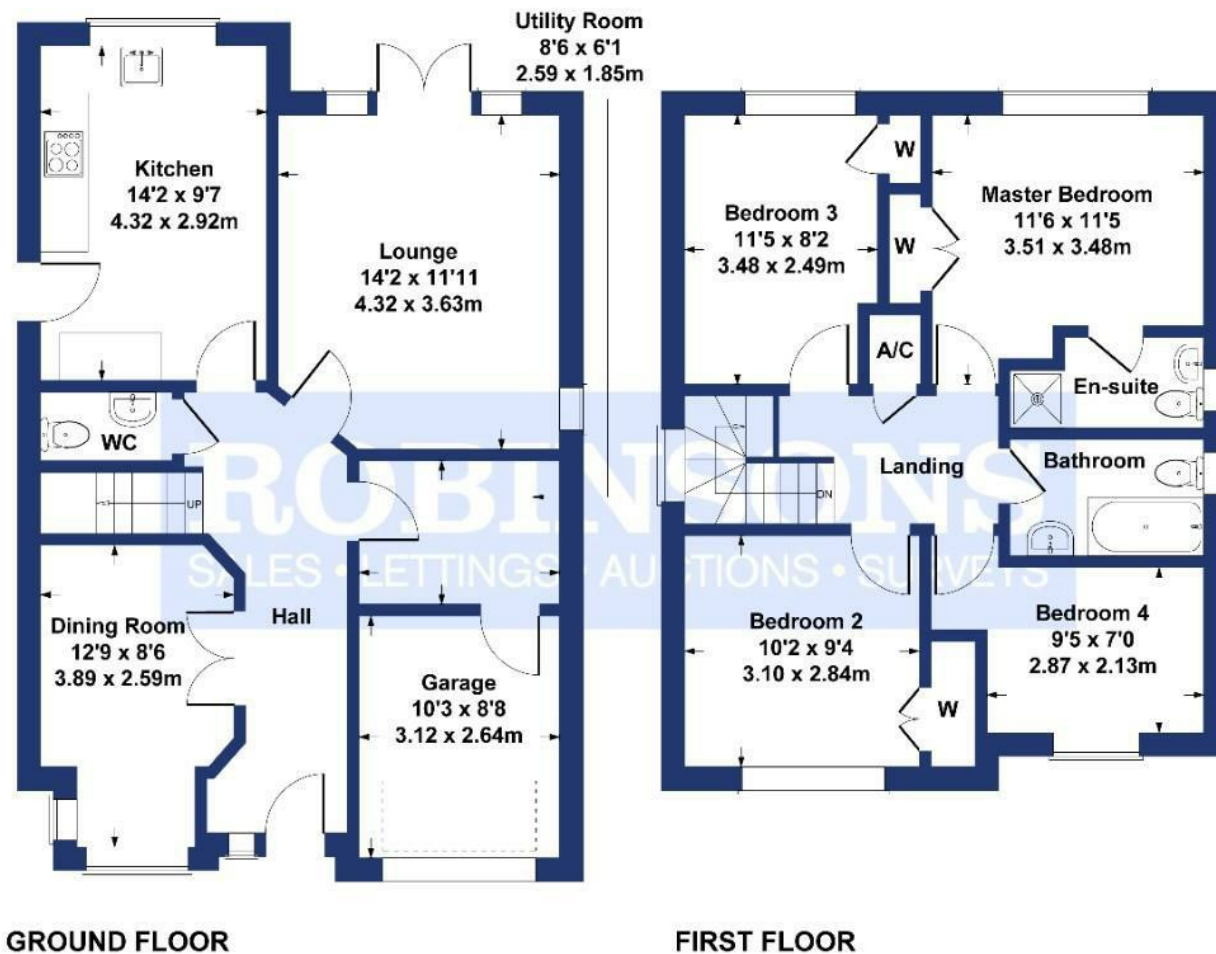
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Oakfields, Hunwick

Approximate Gross Internal Area
1299 sq ft - 121 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(61-81)	B		
(49-60)	C	77	
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 2024

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



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