



## Firwood Grove

Hunwick DL15 0JT

£240,000







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# Firwood Grove

## Hunwick DL15 0JT



- Stunning Two Bedroom Detached Bungalow
- EPC Grade D
- Enclosed Garden with Views

- Two Reception Rooms
- Shower Room plus WC
- Cabin in the Garden

- Dining Kitchen
- Garage
- Off Road Parking

Nestled in the charming Firwood Grove of Hunwick, Crook, this immaculately presented two-bedroom link semi-detached bungalow is a true gem waiting to be discovered.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The highlight of this beautiful home is the lantern roof sunroom, offering panoramic countryside views.

This property boasts gas central heating and UPVC double glazing, ensuring your comfort all year round. With two cosy bedrooms and a well-maintained bathroom, this bungalow is ideal for a small family or those looking to downsize to a more manageable space.

Outside, the enclosed gardens to the rear provide a private oasis where you can relax and enjoy the outdoors. Imagine spending sunny afternoons in the summer cabin, sipping tea and listening to the birds chirping.

Parking will never be an issue with space for three vehicles, a garage, and off-road parking available. Whether you're a car enthusiast or simply need the extra space, this property has you covered.

Don't miss out on the opportunity to make this charming bungalow your new home. Book a viewing today and experience the tranquillity and comfort that Firwood Grove has to offer.

### Bungalow

#### Entrance

Accessed via a composite entrance door leading into a welcoming hallway, central heating radiator, access to the loft and the living accommodation.

#### WC

Fitted with WC, wash hand basin set on vanity storage cabinet, extraction fan and tiled splash back.

#### Lounge

15'3" x 13'11" (4.653 x 4.255)

Located to the front elevation of the property having a lovely focal point to the room being a gas fire with granite hearth and neutral surround, built in alcove shelving and storage to either side, UPVC window and central heating radiator.

#### Dining Kitchen

16'3" x 11'0" (4.963 x 3.366)

The kitchen area is fitted with a range of base and wall units with granite work surfaces over, integrated wye level oven and grill with gas hob and ample space for additional free standing appliances.

Stainless steel double sink with UPVC window above, ceiling spot lights and additional space for a family dining table. Central heating radiator and UPVC door leading into the sun room.

#### Sun Room

9'6" x 9'0" (2.909 x 2.756)

Having lantern light and UPVC windows to three sides with double Opening doors, allowing you to enjoy the countryside views from the comfort of your own home. Central heating radiator.

#### Bedroom One

12'3" x 13'9" (3.742 x 4.201)

Located to the front elevation of the property a fully fitted bedroom suite with wardrobes to one wall and over bed storage and additional wardrobes to the other with matching dressing table. Central heating radiator and UPVC window.

#### Bedroom Two

11'7" x 8'6" (3.553 x 2.593)

Located to the rear elevation of the property having fitted four door sliding wardrobes, central heating radiator and UPVC window with countryside views. The gas central heating boiler can be found here.

#### Bathroom

An immaculately present bathroom comprising a four piece suite having walk in double shower, bath, WC, wash hand basin set on a vanity storage cabinet and chrome heated towel rail. Partially tiled, ceiling spot lights, extraction fan and obscured UPVC window.

#### Garage

17'6" x 8'5" (5.349 x 2.568)

Having up and over door, power and lighting. There is also space and plumbing for white goods if needed.

#### Exterior

To the front of the property is a block paved driveway allowing off road parking for

two vehicles with access to the garage, there is also an area of lawn. To the rear of the property is an enclosed garden with patio seating area and an area of lawn.

#### Cabin

9'8" x 13'8" (2.965 x 4.191)

Having power and lighting, a lovely extension to the garden, or to be used as a home office or play room however best you wish to utilise this space.

#### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5134-2923-6300-0725-9292>

EPC Grade D

#### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 42 Mbps Highest available upload speed 9 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding coverage

Council Tax: Durham County Council, Band: C. Annual price: £2,062.71 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

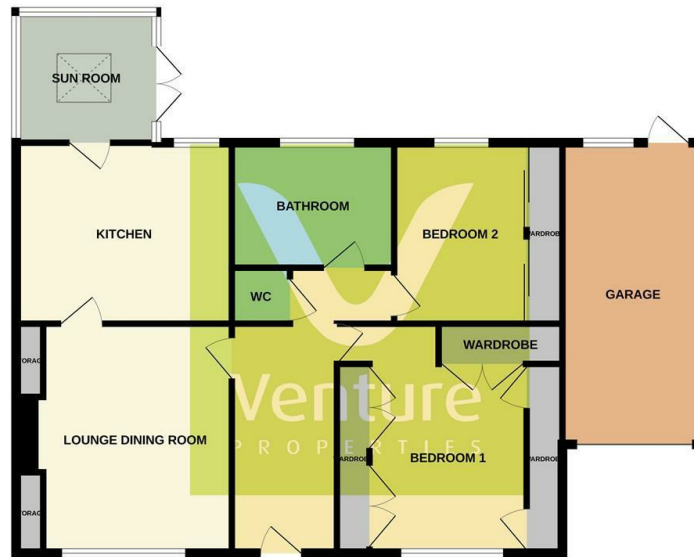
Flood Risk: low risk of surface water flooding, very low risk of flooding from rivers and the sea

#### Disclaimer

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## GROUND FLOOR



7 FIRWOOD GROVE, HUNWICK

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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## Property Information

Durham County Council - Council Tax Band C  
Tenure - Freehold

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