



VENTURE
PLATINUM

West End | Hunwick
£450,000



Nestled in the charming West End of Hunwick, this stunning detached house is a remarkable family home that offers both space and comfort. With an impressive six bedrooms, this property is perfect for larger families or those who simply desire extra room to grow.

As you enter, you are welcomed by three elegant reception rooms, each providing a versatile space for relaxation, entertainment, or family gatherings. The heart of the home is undoubtedly the modern, quality-fitted kitchen, which seamlessly blends style and functionality, making it a joy to cook and entertain in.

The property has been thoughtfully extended to the rear, creating a spacious family room that opens out to the lovely garden. This area is ideal for enjoying sunny days and hosting outdoor gatherings, providing a perfect retreat for both children and adults alike.

Set over three floors, this home offers ample living space, ensuring that everyone can find their own sanctuary. The three well-appointed bathrooms add to the convenience, making morning routines a breeze for the whole family.

Completing this exceptional property is a rear garden, perfect for outdoor activities, and a double garage, providing secure parking and additional storage.

This large family home in Hunwick is a rare find, combining modern living with the charm of a traditional setting. It is an ideal choice for those seeking a spacious and stylish residence in a desirable location. Don't miss the opportunity to make this beautiful house your new home.

Ground Floor

Entrance Hallway

With stairs rising to first floor and Amtico flooring.

Lounge 5.023m x 3.441 into bay window (16'5" x 11'3" into bay window)

With a feature fireplace housing gas fire, Amtico flooring, central heating radiator and uPVC double glazed sash bay window to front.

Kitchen/ Dining Room 7.33m x 2.953 plus bay window (24'0" x 9'8" plus bay window)

The kitchen has been fitted with a quality Wren kitchen comprising of wall and base units having quartz worktops over, integrated NEFF appliances to include electric oven and separate gas hob, one and a half bowl sink and mixer tap, dishwasher, wine cooler, space for fridge freezer, under lighting, window to rear, whilst to the dining area is ample space for dining table and double glazed sash window to front.

Utility Room 1.736 x 1.642 (5'8" x 5'4")

Fitted with a work surface having plumbing for washing machine and tumble dryer underneath, wall mounted gas boiler, central heating radiator and rear entrance door.

Ground Floor WC

Fitted with a white WC and wash hand basin.

Family Room 7.614 x 3.458 (24'11" x 11'4")

To the rear is a fantastic place ideal for a family with media wall, electric log effect fire, central heating radiator, Amtico flooring and French patio doors to garden.

First Floor

Landing

Via spindle banister, central heating radiator and uPVC double glazed sash window to front.





Master Bedroom Suite 5.663 x 3.720 (18'6" x 12'2")

Having two central heating radiators, two double glazed sash windows to front and loft hatch. There is a large dressing area in this room also.

En Suite/ WC

Fitted with a double shower cubicle with mains shower over, WC, wash hand basin and chrome heated towel rail.

Dressing Room

Useful open area dressing room having vinyl flooring and double glazed uPVC sash window.





Bedroom Two 4.226 x 3.520 including wardrobes (13'10" x 11'6" including wardrobes)
With fitted sliding wardrobe, central heating radiator and uPVC double glazed sash window to front.

Bedroom Four 3.031 x 2.493 (9'11" x 8'2")
With fitted wardrobe, central heating radiator and uPVC double glazed sash window to rear.

Bathroom/WC 2.759 x 1.705 (9'0" x 5'7")
Family sized bathroom suite fitted with Jack and Jill sink units, panelled bath with mains shower and screen over, traditional central heating radiator, tiled flooring and WC.

Bedroom Five 3.786 x 2.685 (12'5" x 8'9")
Having central heating radiator, laminated floor and uPVC double glazed sash window to rear.

Bedroom Three 2.92 x 3.63 (9'6" x 11'10")
With central heating radiator and uPVC double glazed sash window to front.



Second Floor

Landing

With two Velux windows and spindle staircase.

Bedroom Six 5.673 x 4.009 (18'7" x 13'1")

A large bedroom on the upper floor of the property opening into a dressing area and open plan en-suite.

En Suite/ WC

Fitted with a double walk in shower unit, WC, wash hand basin set to vanity unit, chrome heated towel rail and Velux window.

Externally

Externally the property sits on a good sized plot with block paved front driveway allowing off road parking for several vehicles leading to double garage. To the rear is a lovely enclosed garden laid to lawn and well maintained, with decking area and garden pond.

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2232-3047-3202-1015-3200>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Full Fibre Broadband available. Highest available download speed 900 Mbps. Highest available upload speed 110 Mbps.

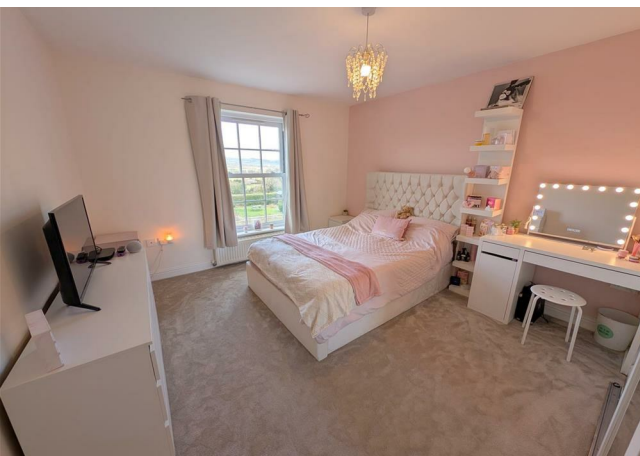
Mobile Signal/coverage: Likely with Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2025)

Energy Performance Certificate Grade C

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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.



Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.





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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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