



VENTURE
PLATINUM

Oakfields | Hunwick
£295,000



Set within one of the area's most sought-after developments, this immaculately presented four bedroom detached residence occupies an enviable position and benefits from a private, gated, shared driveway. The property is approached through attractive entrance gates, offering both privacy and a sense of arrival.

The ground floor provides versatile living space with a welcoming entrance hallway that leads into a spacious family room and a stunning dual-aspect lounge featuring a charming bay window and a statement fireplace, ideal for relaxing or entertaining guests. Elegant double doors flow through to the dining room, which is further complemented by French doors opening out onto the beautifully maintained rear garden – perfect for indoor-outdoor living during the summer months. A modern breakfast kitchen offers plenty of space for both family meals and social gatherings, complete with ample room for a table and chairs. This is further enhanced by a useful utility room and a convenient cloakroom/WC.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from en suite facilities, while the remaining bedrooms share a stylish family bathroom with a contemporary suite, designed for both comfort and convenience.

Outside, the property occupies one of the largest plots on the development, boasting an expansive open-plan front garden, ample residents' parking and secure access. The generous rear garden is mainly laid to lawn, complemented by a paved patio area – the ideal space for outdoor dining, children's play, or simply enjoying the tranquil surroundings.

This highly regarded neighbourhood enjoys excellent proximity to local amenities, reputable schools, and picturesque parks, making it a prime location for families. Convenient transport links offer swift access to the town centre, independent shops, and a selection of cafés and restaurants. For those who appreciate outdoor pursuits, scenic walks and cycle routes are close by, as well as l

GROUND FLOOR

Entrance Hallway

Via composite front entrance door, central heating radiator and stairs rising to first floor.

Lounge 5.550 x 4.443 (18'2" x 14'6")

With a contemporary fireplace housing modern gas fire, double oak doors to dining room, central heating radiator and upvc double glazed bay window to front.

Dining Room 3.430 x 3.163 (11'3" x 10'4")

With French doors to rear garden and central heating radiator.

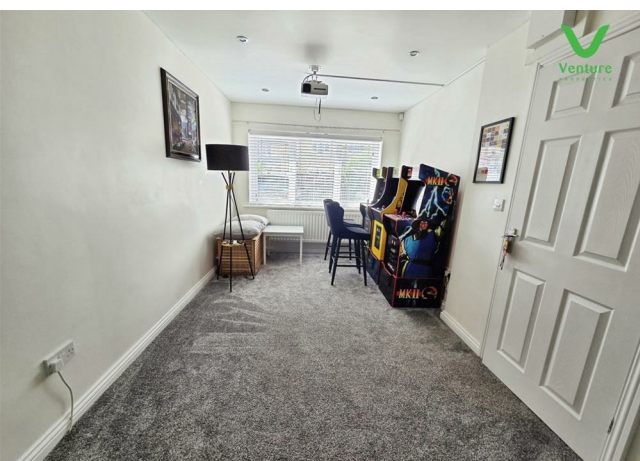
Play Room 5.402 x 2.584 (17'8" x 8'5")

Having central heating radiator and upvc double glazed window to front.

Kitchen 3.748 x 2.966 (12'3" x 9'8")

A traditional kitchen fitted with country style wall and base units with solid oak work surfaces over, ceramic sink unit and drainer, feature stove oven having extraction chimney over (the seller has advised they will be leaving the oven), space for fridge freezer, laminate wood flooring, archway to doorway and upvc double glazed window to rear.





Utility Room

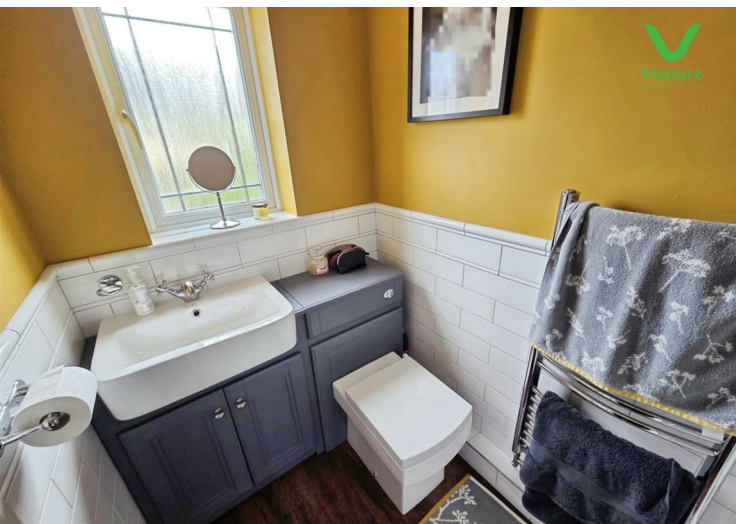
Again fitted with quality wall and base units having solid oak worktops over, stainless steel sink unit, plumbing for washing machine, wall mounted gas boiler, tiled flooring, central heating radiator and rear entrance door.

Ground Floor Cloaks WC

Fitted with a white suite having wc, wash hand basin and central heating radiator.

FIRST FLOOR





Landing

Having loft hatch the sellers have advised it is partially boarded out and has a drop ladder.

Bedroom One 3.337 x 3.530 (10'11" x 11'6")

With central heating radiator , double fitted wardrobe and upvc double glazed window to front.

En Suite Shower Room/WC

Fitted with a modern suite having shower cubicle having mains shower over, wash hand basin and wc set to vanity unit and chrome heated towel rail.

Bedroom Two 3.722 x 2.986 (12'2" x 9'9")

Having double fitted wardrobe, central heating radiator and upvc double glazed window to rear.



Bedroom Three 4.991 x 2.909 (16'4" x 9'6")

Having double fitted wardrobe, central heating radiator and upvc double glazed window to rear.

Bedroom Four 2.845 x 2.636 (9'4" x 8'7")

Having central heating radiator and upvc double glazed window to front.

Bathroom/WC

Fitted with a panelled bath having mains shower and screen over, wc, wash hand basin and wc set to vanity units, traditional radiator with towel rail above, part tiled walls and upvc opaque window to rear.

Externally

The property boasts one of the largest plots on the development, being accessed by a gated driveway with an open plan lawned front garden and wide gravel and tarmac driveway providing ample off road parking, for up to four cars. The large fenced enclosed rear garden is laid to lawn with flowerbeds and a paved patio.

Agents Note

The Driveway to the front of the property is a shared driveway with no 22 Oakfields.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available download speed 10000 Mbps

Mobile Signal/coverage: Good Coverage with EE, 3, Vodafone and O2

Council Tax: Durham County Council, Band: D Annual price: £2,499.97 (Maximum 2026)

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 from groundwater flooding. Very low risk of flooding from rivers and seas.

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.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9418-3063-7206-9316-7200>

EPC Grade C





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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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