



## South View

Hunwick DL15 0JW

£170,000



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# South View

## Hunwick DL15 0JW



- Stunning Three Bedroom
- EPC Grade C
- UPVC Double Glazed

- Elevated Location
- Panoramic Views Across Fields & Countryside
- Popular Village

- Many Original Features
- Rear Garden With Outside Kitchen
- Gas Central Heating

South View presents a stunning three-bedroom mid-terraced house on an elevated site that beautifully combines modern living with original character. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the beautifully appointed kitchen, which offers a perfect blend of style and functionality, making it an ideal space for culinary enthusiasts. The house retains many original features, adding a unique charm and warmth that is often sought after in period properties.

One of the standout aspects of this home is the breathtaking panoramic views over the fields to the rear, providing a serene backdrop that enhances the overall appeal of the property. The outdoor space is equally impressive, featuring a well-maintained garden complete with an outside covered space suitable for outdoor kitchen, patios, and lush lawns. This area is perfect for alfresco dining or simply enjoying the tranquil surroundings.

With three comfortable bedrooms and a well-appointed shower room, this home is perfect for families or those looking for extra space. South View is not just a house; it is a wonderful opportunity to embrace a lifestyle of comfort and beauty in a picturesque setting. This property is sure to attract those seeking a blend of modern convenience and traditional charm.

### Ground Floor

#### Entrance Porch

UPVC double glazed front entrance door, timber flooring, original timber and glazed doors with stunning coloured glazing

#### Entrance Hallway

Timber flooring, staircase to the first floor

#### Lounge

14'1" x 13'9" (4.31 x 4.21)

The focal point of this room is a lovely feature fireplace, timber fire surround, inset multi fuel stove and hearth, UPVC double glazed window to the front elevation with fitted window shutters, timber floor, decorative wall radiator, cornice to ceiling, and picture rail

#### Dining Room

12'9" x 14'2" (3.901 x 4.335)

With timber mantle, inset log burner, engineered oak floor, picture rail, decorative wall radiator, fitted alcove cupboard and UPVC double glazed French doors to the rear yard

#### Kitchen

13'8" x 9'1" (4.169 x 2.777)

Extensively fitted with a two tone range of High Gloss wall and base units, timber working surfaces over, inset white butler sink unit, integral appliance including induction hob, stainless steel splash backs, extractor hood over, electric double oven, dish washer, fridge freezer, Decorative beams and vaulted ceiling with window roof light, kick space heater, tiled floor, wall mounted gas boiler, decorative wall radiator, UPVC double glazed window and UPVC double glazed rear door

### Utility Room/Wc

With laminated working surfaces, plumbing and space for washing machine, space for tumble dryer, tiled splash backs, opaque UPVC double glazed window, wc, wash hand basin and tiled floor

### First Floor

#### Landing

Spindle balustrade, UPVC double glazed window and large storage cupboard

#### Bedroom One

14'6" x 9'1" (4.430 x 2.789)

UPVC double glazed window to the front elevations with window shutters, beautiful cast nursery grate and tiled hearth, exposed floor boards, picture rail and decorative wall radiator

#### Bedroom Two

10'1" x 8'4" (3.076 x 2.551)

UPVC double glazed window, double central heating radiator and picture rail

#### Bedroom Three

10'11" x 7'0" (3.343 x 2.154)

UPVC double glazed window to the front elevation with window shutters and central heating radiator

### Shower Room/WC

Recently fitted to a high standard with large walk in shower unit, mains water fall shower, wc, pedestal wash hand basin, panelling to some walls, heated towel rail

### Exterior

Immediately to the front of the property there is a garden forecourt with rockery and flower beds. Whilst immediately to the rear of the property there is a good sized enclosed yard with log storage and two outhouses. Across a small rear lane there is a beautiful gardens with raised planters, shed, Covered outdoor space suitable for outdoor kitchen, lawns, flower borders, and the most amazing views over fields and countryside. Also consisting of mains electric including 3 outside sockets and light.

### Agents Notes

Please note that there is a right of access (vehicular) for the neighbouring property across the rear lane. This enable the neighbours to gain access to their property.

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2610-6640-2176-3221>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband:  
Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Coverage from Vodafone, O2, 3 and EE  
Council Tax: Durham County Council Band: B Annual price: £ 1,944.42 (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 of ground water flooding. Very low risk of flooding from seas and rivers

### Disclaimer

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## Property Information

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