



## Coppice Wood

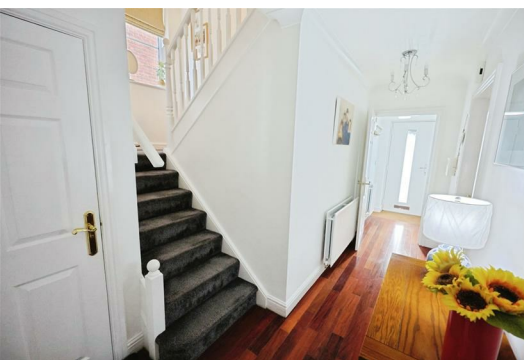
Hunwick, Crook, DL15 0LL

Offers Over £350,000



Immaculately presented, and fully renovated in 2025, a five bedroomed detached family home situated in a sought after development in Hunwick. Hunwick is a sought after and highly regarded, semi-rural village, near Crook and is surrounded by open countryside, farmers fields and public walks. The village has a range of amenities including; a well regarded primary school, children's playground, village pub/restaurant and a tea room/café. Neighbouring towns Crook and Bishop Auckland provide access to further amenities such as supermarkets, retail stores, high street shops, cafes, restaurants as well as healthcare and leisure services. The A689 is close by leading to the A1(M) both North and South, whilst a regular bus service runs through the village.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, dining room, sun room and cloakroom to the ground floor. The first floor contains the second bedroom with ensuite, three further bedrooms and family bathroom. The second floor contains the master bedroom with a further ensuite. Externally the property has a driveway to the front with parking for multiple cars as well as a single integrated garage. To the rear of the property there is a landscaped garden, with patio area with pizza oven, lawned area and decking ideal for outdoor furniture. There are well established perimeter borders with mature planting including apple and cherry trees.



Living Room 15'8" x 11'1" (4.8m x 3.4m)

Bright and spacious living room located to the front of the property offering ample space for furniture and benefiting from neutral decor and large bay window allowing lots of natural light.

Kitchen 15'11" x 11'1" (4.87m x 3.4m)

The modern kitchen is fitted with a range of high gloss wall, base and drawer units, complementing work surfaces and upstands, inset sink along with an integrated double oven, electric hob and overhead extractor hood. The breakfast bar provides a great additional seating space with patio door leading into the rear garden.

Dining Room 13'1" x 9'0" (4.0m x 2.75m)

The dining room has plenty of space available for a dining table and chairs along with further furniture and benefits from neutral decor with French doors leading into the sun room.

Sun Room 9'10" x 9'3" (3.0m x 2.84m)

The sun room offers a great additional reception area, currently used as a snug. Panoramic windows and dual skylights provide lots of natural light with French doors leading into the rear garden.

Cloakroom 5'10" x 2'11" (1.8m x 0.9m)

Ground floor cloakroom fitted with a WC and wash hand basin.

Bedroom Two 12'11" x 12'4" (3.95m x 3.78m)

Bedroom two is a spacious double room with ample space for a king-sized bed and further furniture, neutral decor and access into the ensuite.

Ensuite

The ensuite is fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Three 11'8" x 11'2" (3.56m x 3.42m)

Bedroom three is another large double room with neutral decor and window to the rear elevation.

Bedroom Four 11'3" x 9'9" (3.43m x 2.99m)

Currently utilised as a home office, bedroom four is a further double room with neutral decor and window to the front elevation.

Bedroom Five 11'1" x 9'10" (3.4 x 3.0)

Bedroom five is a final large double bedroom with neutral decor and bay window to the front elevation.

Bathroom 7'11" x 6'6" (2.43m x 2.0m)

The bathroom is fitted with a free standing bath, WC and wash hand basin.

Master Bedroom 16'0" x 11'5" (4.9m x 3.49m)

The master bedroom is a spacious king sized bedroom, with space for further furniture and dormer window allows lots of natural light,

Ensuite 9'10" x 7'1" (3.0m x 2.18m)

The ensuite contains a double walk in shower cubicle, WC and wash hand basin.

External

Externally the property has a driveway to the front with parking for multiple cars as well as a single integrated garage. To the rear of the property there is a landscaped garden, with patio area with pizza oven, lawned area and decking ideal for outdoor furniture. There are well established perimeter borders with mature planting including apple and cherry trees.

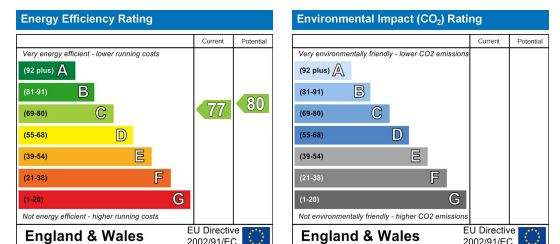
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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