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# West End

## Hunwick, Crook, DL15 0LH

## Price £315,000

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Beautifully presented four bedroomed, detached family home located on West End in the sought after semi rural village Hunwick near Crook. This spacious family home has a large driveway leading to the single garage and gardens to the front and rear of the property. The village has a range of local amenities including primary school, local shop, tea room and village pub/restaurant. Further facilities are available in the nearby towns Crook and Bishop Auckland, offering access to further schools, supermarkets, restaurants, high street shops and retail stores. The A688 is close by for commuters and the village has a regular bus service.

In brief the property comprises; a large entrance hall leading through into the living room, dining room, kitchen, family room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and the family bathroom. Externally at the front of the property there is a lawned garden, block paved drive for multiple cars and a single garage. To the rear of the property, there is a large enclosed garden with a patio area and raised decking ideal for outdoor furniture as well as a opened lawned area.







Living Room 15'5" x 11'5" (4.7m x 3.5m)
The living room is located to the front of the property, with neutral decor, solid wood flooring and electric fire with feature surround. Bay window to the front elevation.

Dining Room 9'10" x 8'2" (3.0m x 2.5m)
The dining room provides ample space for a dining table and chairs, further furniture and is open plan leading through to the kitchen. Bay window to the front elevation.

Reception Room 11'5" x 8'7" (3.5m x 2.62m)
A further reception room located to the rear of the property which could be used as a family room, play room or home office. French doors to the rear lead out into the garden.

Kitchen 15'6" x 9'8" (4.73m x 2.97m)
The kitchen is fitted with a range of wall, base and drawer units, complementing wood work surfaces, tiled splash backs and sink/drainer unit. Benefiting from integrated appliances that include; a double oven, hob, overhead extractor, wine cooler and fridge/freezer. Window to the rear elevation overlooking the garden.

Utility Room 5'10" x 5'1" (1.8m x 1.56m)
The utility room provides additional storage space along with plumbing for a washing machine.

Cloakroom 5'10" x 2'11" (1.8m x 0.9m)
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom 14'5" x 11'5" (4.4m x 3.5m)
The master bedroom is a generous double bedroom providing space for king sized bed, further furniture and benefits from built in wardrobes. Window to the front elevation.

Ensuite 5'10" x 5'6" (1.8m x 1.7m)
The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two 12'0" x 9'5" (3.68m x 2.89m)
The second bedroom is another large double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Three 12'0" x 9'5" (3.67m x 2.88m)
The third bedroom is a further double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Four 9'10" x 8'3" (3.0m x 2.52m)
The fourth bedroom is another good size with window to the rear elevation.

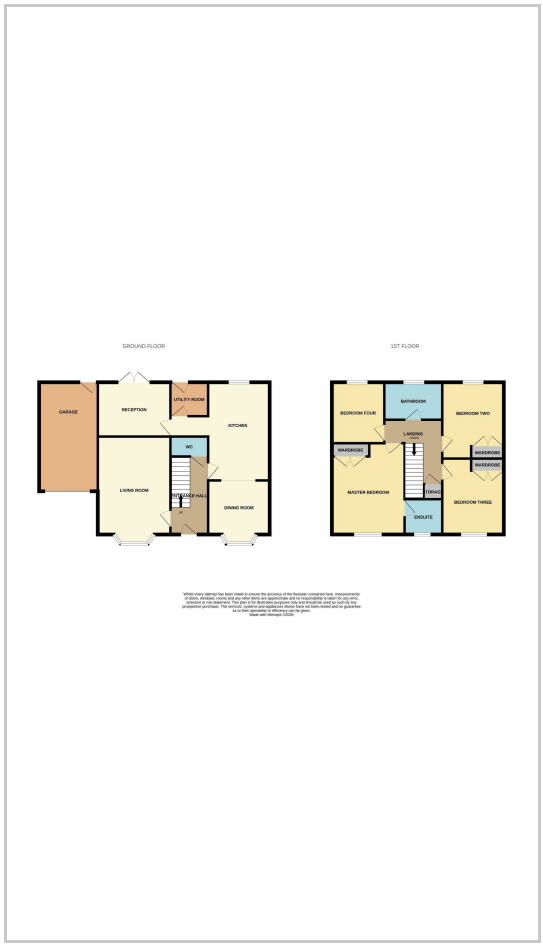
Bathroom 9'3" x 5'8" (2.83m x 1.73m)
The family bathroom contains a panelled bath, corner shower cubicle, WC and wash hand basin.

External
Externally at the front of the property there is a lawned garden, block paved drive for multiple cars and a single garage. To the rear of the property there is a large enclosed garden, with a patio area and raised decking ideal for outdoor furniture as well as a opened lawned area.

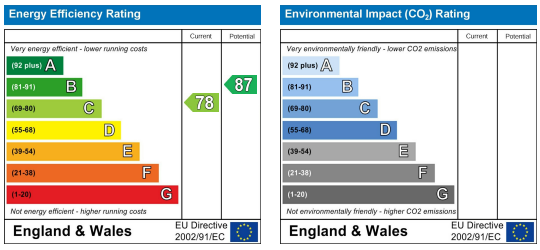
## Area Map




## 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.
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