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West End Hunwick, Crook, DL15 0LH

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Offers Over £290,000

Beautifully presented four bedroomed, detached family home, situated on a generous plot on West End in the sought after semi rural village Hunwick near Crook. This spacious family home has a large double driveway leading to the double garage beautiful gardens to the front and sides, with a paved patio to ideal for outdoor furniture. 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.

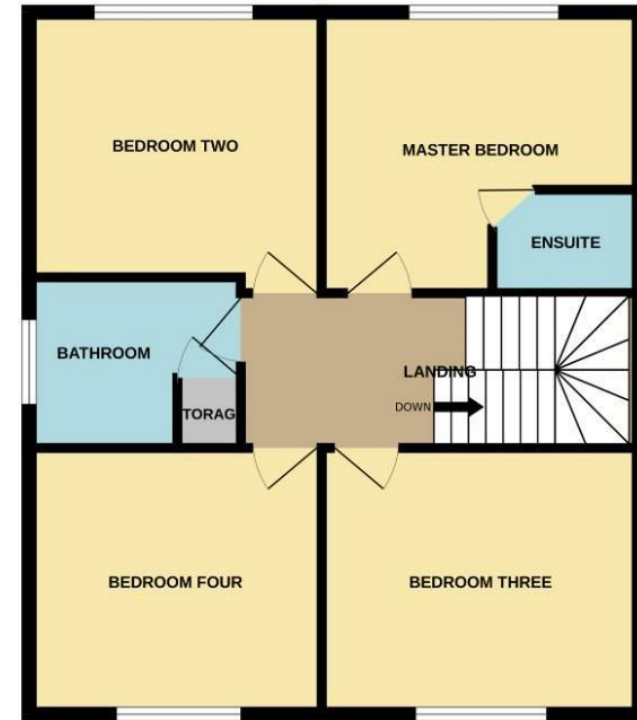
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room, study and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a large double driveway and garage providing ample space for off street parking along with a lawned garden. To the side and rear is a large enclosed garden, with open lawned gardens, established perimeter borders and patio area ideal for outdoor furniture.

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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.

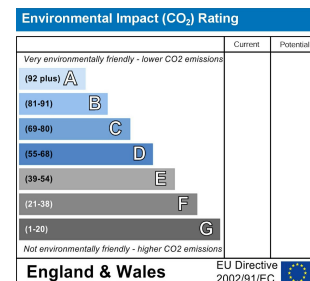
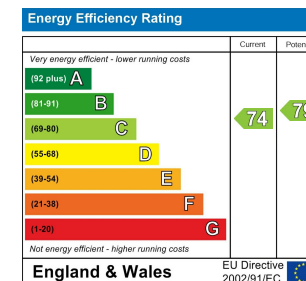


1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

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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Living Room

13'1" x 11'5"

Bright and spacious living room located to the front of the property, with neutral décor, ample space for furniture, and large bay window to the front elevation.

Kitchen

11'5" x 9'6"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, and overhead extractor along with space for further free standing appliances.

Dining Room

12'5" x 8'10"

The dining room provides ample space for a table and chairs, further furniture and French doors lead out into the garden.

Utility Room

8'2" x 3'3"

The utility room provides additional storage along with space for a washing machine / dryer.

Cloakroom

8'2" x 3'3"

Fitted with a WC and wash hand basin.

Study

10'9" x 7'8"

An additional reception room, currently utilised as a home office however could be used as a further living area or play room.

Master Bedroom

12'5" x 12'5"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the rear elevation.

Ensuite

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

Bedroom Two

11'9" x 10'11"

The second bedroom is another generous double bedroom with window to the rear elevation.

Bedroom Three

10'11" x 10'4"

Spacious double bedroom with window to the front elevation.

Bedroom Four

11'1" x 8'2"

Double bedroom with window to the front elevation.

Bathroom


7'10" x 6'6"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin,

External

Externally the property has a large double driveway and garage providing ample space for off street parking along with a lawned garden. To the side and rear is a large enclosed garden, with open lawned gardens, established perimeter borders and patio area ideal for outdoor furniture.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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. 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.









