



Oakfields | Hunwick
£270,000




Venture
PROPERTIES

This delightful four-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The ground floor features a convenient WC, while the first floor boasts an en suite and an additional family bathroom, ensuring ample facilities for all residents.

The property is set within a peaceful village location, providing a serene environment while still being within easy reach of local amenities. The enclosed garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the driveway accommodates parking for two vehicles, and there is a garage for extra storage or secure parking.

This home is perfect for families seeking a tranquil lifestyle in a friendly community. With its generous living space and practical features, it presents an excellent opportunity for those looking to settle in a picturesque setting. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hallway

With front entrance door,

Hallway

Porcelain tiled flooring, central heating radiator, spot lighting to ceiling, staircase to first floor

Dining Room 4.04m x 2.64m (13'3 x 8'8)

Laminate flooring, central heating radiator, UPVC double glazed bay window to front.

Lounge 3.53m x 4.55m (11'7 x 14'11)

Laminate flooring, UPVC double glazed french doors to the rear, UPVC double glazed window to side, central heating radiator

Kitchen 4.27m x 2.95m (14'0 x 9'8)

With a range of modern, high gloss, wall and base units with Minerva work surfaces over, composite sink unit with mixer tap, tiled splashbacks, integrated dishwasher, dryer and fridge freezer, integrated electric oven, integrated microwave, gas hob and extractor over, integrated washing machine, concealed wall mounted gas boiler, UPVC double glazed window to rear porcelain flooring, rear entrance door, feature Matt black radiator, spot lighting and under unit lighting

Cloaks/WC

Fully tiled, with wash hand basin, wc, chrome heated towel rail, extractor fan and porcelain tiled flooring

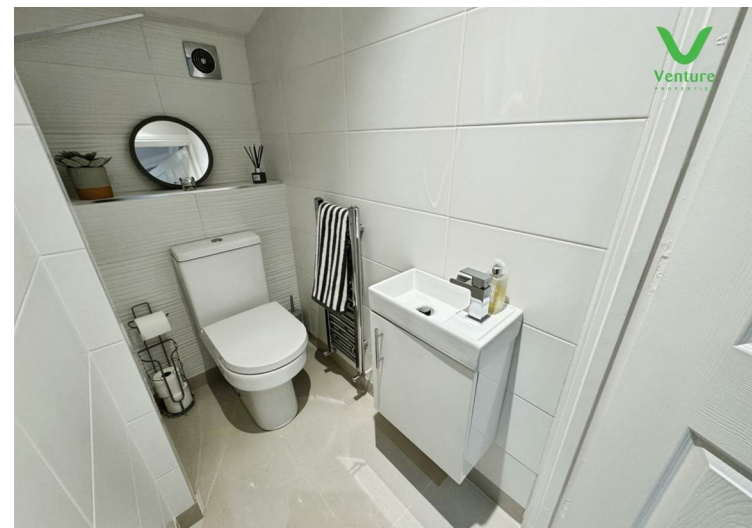
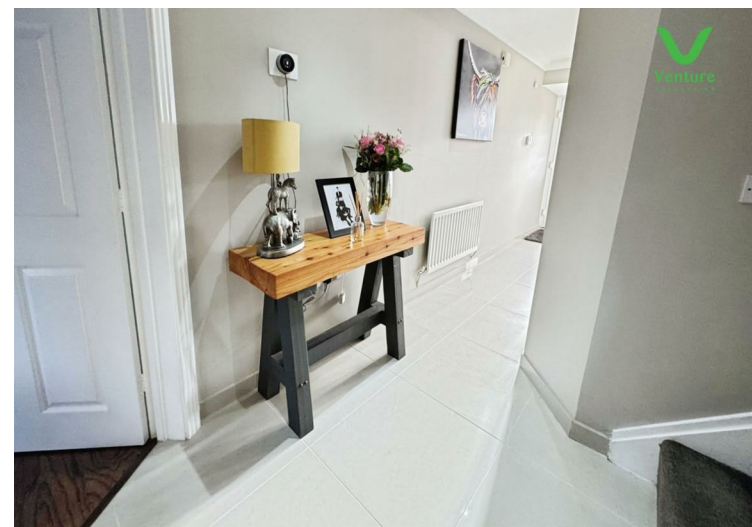
First Floor

Landing

UPVC double glazed window, airing cupboard, loft access.

Bedroom One 3.51m x 3.10m (11'6 x 10'2)

UPVC double glazed window to front, laminate flooring, central heating radiator, double built in wardrobes





En Suite/WC

Walk in double shower cubicle, fully tiled, with mains shower, wash hand basin, wc, chrome heated towel rail, opaque UPVC double glazed window, tiled flooring, spot lighting and extractor spot light

Bedroom Two 3.10m x 2.79m (10'2 x 9'2)

UPVC double glazed window to front, central heating radiator, laminate flooring, double built in wardrobes





Bedroom Three 3.40m x 2.46m (11'2 x 8'1)

UPVC double glazed window to rear built in wardrobe, laminate flooring, central heating radiator

Bedroom Four 3.48m x 2.29m (11'5 x 7'6)

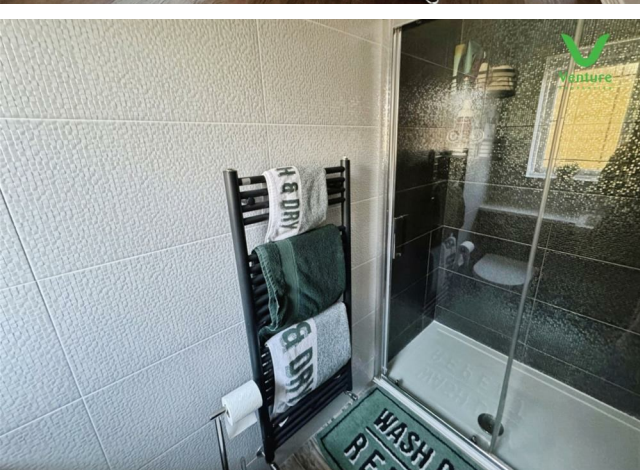
UPVC double glazed window to rear , central heating radiator, laminate flooring

Bathroom/WC

P shaped bath with mains shower over, shower screen, fully tiled walls, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring, spot lighting and spot light extractor

Loft Space

Velux window to roof, fully carpeted with eaves storage. central heating radiator, spot lighting and power



Exterior

Externally to the front is a driveway providing off road parking for 2/3 vehicles along with open plan front garden, single integral garage with electric car charger point. Whilst to the rear is a further enclosed garden laid to lawn with raised decking area, outside tap. There is a timber shed.

Agent Notes

The sellers have had, installed, a new central heating system with combi boiler and NEST controls. This means it can be controlled by your mobile device wherever you are.

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/0350-2088-3650-2106-6245>

EPC Grade C

Other General Information

Tenure: FreeHold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed10000 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 TBC

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.





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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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