



VENTURE
PLATINUM

Coppice Wood | Hunwick
Chain Free £360,000



Chain free! An exceptional five bedroom detached family home located in the charming village of Hunwick, offers a perfect blend of spacious living and countryside tranquillity. With three well-appointed reception rooms, this property provides ample space for both relaxation and entertaining, making it ideal for families or those who enjoy hosting guests. Having been extensively renovated in recent years including extensively fitted kitchen. The family bathroom, both en-suites and wc and new carpets have been fitted in spring 2025.

The accommodation is thoughtfully arranged over three floors, allowing for flexible living options to suit your needs. Each of the five bedrooms is generously sized, ensuring comfort and privacy for all family members. The three modern bathrooms add convenience and luxury to daily routines.

Outside, the property boasts an enclosed garden, perfect for enjoying the fresh air and picturesque countryside views. Additionally, there is off-road parking available for numerous vehicles, a rare find in such a delightful village setting.

This home is not just a property; it is a lifestyle choice, offering the peace of rural living while still being within easy reach of local amenities. If you are seeking a spacious family home in a serene location, this remarkable residence in Coppice Wood is not to be missed.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, central heating radiator and wood flooring

Entrance Hallway

Wooden flooring, double central heating radiator, coving to ceiling and staircase to first floor

Cloakroom/WC

Extensively fitted with a white suite including built in wc, wash hand basin in vanity unit and storage under, central heating radiator, tiled walls, tiled floor, coving to ceiling and spot lighting

Lounge 4.714 x 3.438 (15'5" x 11'3")

Located to the front elevation with UPVC double glazed square bay window, tv point, coving to ceiling and double central heating radiator

Dining Room 3.898 x 2.830 (12'9" x 9'3")

Wooden flooring, spot lighting, coving to ceiling, double central heating radiator, UPVC double glazed French doors and side panels opening through to the Garden room

Kitchen 4.894 x 3.402 (16'0" x 11'1")

Extensively fitted with an array of White High Gloss wall and base units with white quartz working surfaces over, inset single bowl sink unit and mixer tap over, UPVC double glazed window with coordinating window sill. There are a range of integral appliances including induction hob with extractor hood over, double electric oven, washing machine dish washer and fridge and freezer, decorative wall radiator, coving to ceiling, spot lighting, wine rack and central island unit. UPVC double glazed door to the rear.

Garden Room 2.945 x 3.233 (9'7" x 10'7")

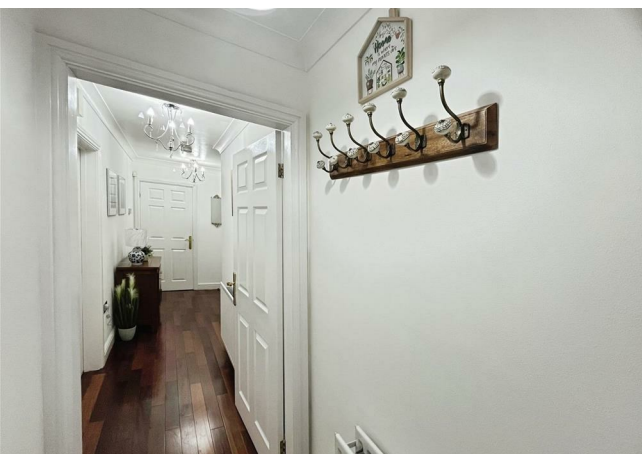
Timber double glazed velux roof lights, UPVC double glazed windows and UPVC French doors to the garden, double central heating radiators, spot lighting.

First Floor

Landing

UPVC double glazed window, open plan staircase to the second floor





Bedroom Two 3.915 x 3.812 inc en suite (12'10" x 12'6" inc en suite)
UPVC double glazed window and double central heating radiator

En Suite/WC

Extensively fitted including separate shower cubicle with mains waterfall shower, tiled walls, corner wash hand basin and circular wc, tiled floor

Bedroom Three 3.865 x 3.449 (12'8" x 11'3")
UPVC double glazed square bay window, double central heating radiator and coving to ceiling





Bedroom Four 3.422 x 3.556 (11'2" x 11'7")

UPVC double glazed window, double central heating radiator and coving to ceiling

Bedroom Five 2.450 x 3.895 (8'0" x 12'9")

UPVC double glazed window, double central heating radiator

Bathroom/WC

Extensively fitted including a white suite with clawfoot bath, mains waterfall shower over, shower screen, wc, wash hand basin in vanity unit and storage below, opaque UPVC double glazed window, decorative wall radiator, tiled walls, tiled floor, panelled ceiling and spot lighting

Second Floor

Landing

Large walk in storage cupboard, UPVC double glazed window



Master Bedroom 5.859 x 3.497 (19'2" x 11'5")

UPVC double glazed dormer window and double central heating radiator

En Suite/WC

Extensively fitted with a double walk in shower cubicle with mains waterfall shower, wc, modern wash hand basin in wash stand, decorative wall radiator, majority tiled walls, tiled floor, UPVC double glazed dormer window, spot lighting, loft access and storage cupboard

Exterior

Immediately to the front of the property there is a small lawned garden, there is a side driveway providing car parking for three vehicles which leads to a single integral garage with power, lighting and wall mounted gas boiler. Whilst to the rear of the property there is a lovely plan and maintenance garden with indian paved patio area and pathway, large decked patio area, brick built barbeque, external water supply. To the side of the property there is an attached storage shed

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5335-1920-3509-0774-5222>

EPC Grade C

Additional Property Information

Tenure: Mains

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: E Annual price: £2,977.41 (Maximum 2024)

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 surface water flooding. Very low risk of flooding from rivers and the sea.



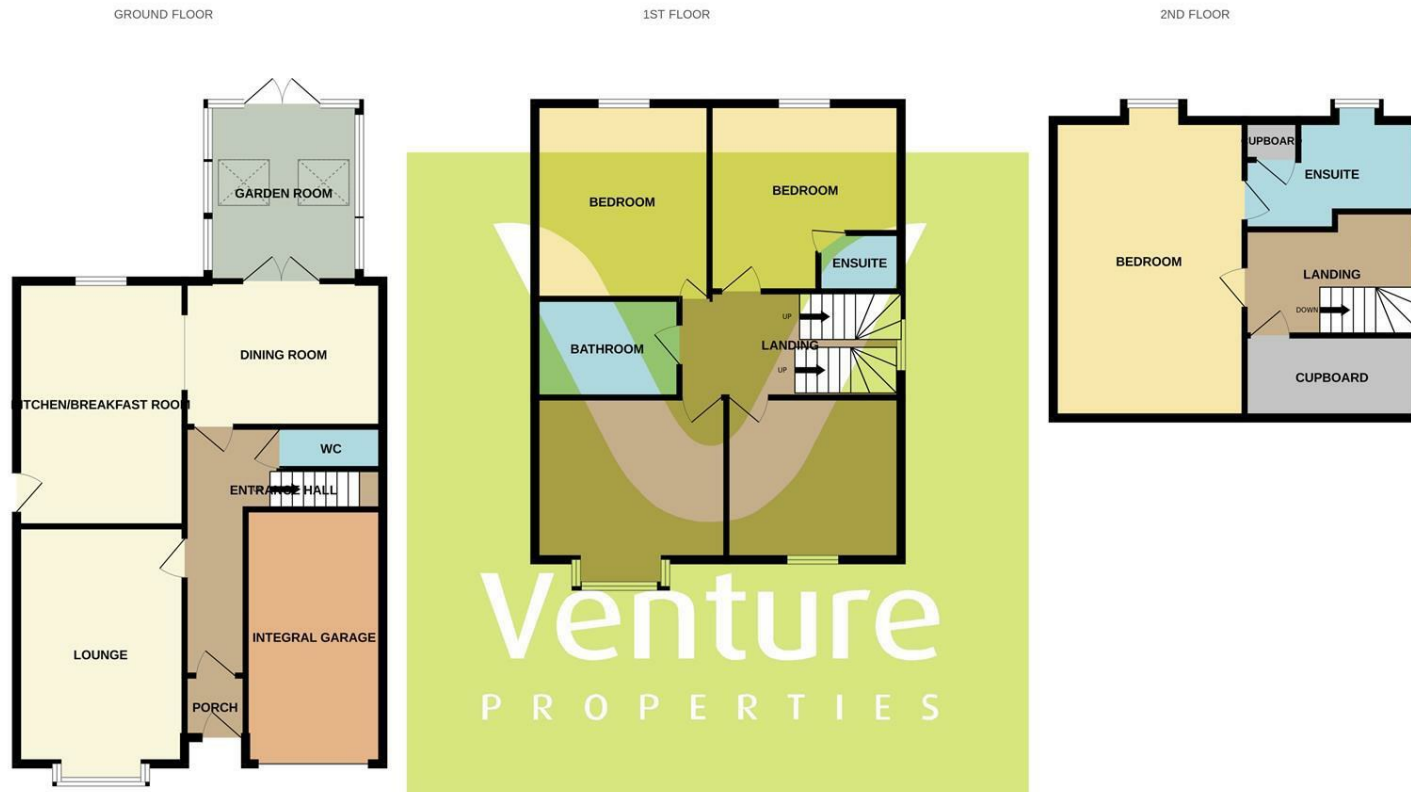
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3 Coppice Wood | Hunwick



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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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