

Main Road, Hawkwell SS5 4EG



£500,000

This attractive four bedroom detached family home benefits from having a two storey rear extension offering spacious lounge with separate dining area and impressive kitchen, a stunning landscaped rear garden measuring approximately 110ft, detached garage with workshop and off-street parking for approximately 3 vehicles. Within walking distance to local shops, schools, bus routes and mainline railway station.

Viewing advised.

EPC Rating: tbc. Our Ref 17498



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Entrance via double glazed entrance door to

ENTRANCE HALL

Double glazed window to the side aspect. Stairs to first floor accommodation. Large under stairs storage cupboard. Radiator.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. Low level WC. Corner wash hand basin with tiled splash back. Radiator.



LOUNGE 25' 6" x 11' 2" max (7.77m x 3.4m)

Double glazed window to the front aspect. Fireplace with decorative surround. Radiator. Open to



DINING AREA 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to the side aspect. Double glazed patio doors providing access to rear garden. Radiator.



KITCHEN 19' 8" x 9' 5" (5.99m x 2.87m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door providing access to the side. Range of fitted base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Built-in cooker with hob and extractor hood over. Tiled splash backs. Space for washing machine. Space for tumble dryer. Space for American style fridge/freezer. Larder cupboard. Storage cupboard housing boiler and dish washer.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Storage cupboard. Separate airing cupboard.

BEDROOM ONE 13' 10" x 11' 2" (4.22m x 3.4m)

Double glazed window to the rear aspect. Radiator.



BEDROOM TWO 14' x 10' 8" (4.27m x 3.25m)

Double glazed window to the front aspect. Radiator.



BEDROOM THREE 15' 7" x 7' 9" (4.75m x 2.36m)

Double glazed window to the rear aspect. Fitted wardrobe with sliding door. Radiator.



BEDROOM FOUR 9' 11" x 6' 11" (3.02m x 2.11m)

Double glazed window to the front aspect. Over stairs storage cupboard. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Tiled panel bath with centre chrome taps. Separate shower cubicle with folding door. Part tiled walls. Radiator.



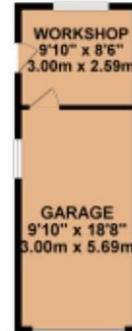
EXTERIOR

The **STUNNING LANDSCAPED REAR GARDEN** measures approximately 110' (33.53m) and commences with patio providing space for seating. Laid lawn. Established shrubs and flowers to borders. **Small POND**. Vegetable patch to the rear. **Further PATIO** to the rear. Gate to side providing access to the front.



The **FRONT** has retaining brick wall, shrub/flower bed and own block paved driveway providing off-street parking for approximately 3 vehicles which in turn leads to **DETACHED GARAGE 18' 8" x 9' 10" (5.69m x 3m)** with up and over door, window to the side aspect, power and lighting. Door to **WORKSHOP 9' 10" x 8' 6" (3m x 2.59m)** with window to the rear aspect, power and light, personal door providing access to rear garden.

GROUND FLOOR 860.03 sq. ft.
(79.90 sq. m.)



1ST FLOOR 611.08 sq. ft.
(56.77 sq. m.)



TOTAL FLOOR AREA : 1471.11 sq. ft. (136.67 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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