

Williams & Donovan

Sales · Lettings · New Homes

Bosworth Close, Hawkwell, SS5 4EZ



Guide Price:
£375,000 - £385,000

Situated in a quiet cul de sac location is this spacious three bedroom semi detached family home requiring some modernisation throughout, with own driveway providing off street parking, integral garage and rear garden measuring approx. 50ft. Within walking distance to all local amenities.

No onward chain. Our Ref: 17635.



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Entrance via side uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Low level wc.

LOUNGE 17' 2" x 12' 4" (5.23m x 3.76m)

Double glazed window to front aspect. Radiator. Textured ceiling. Glazed door to entrance hall. Open plan to dining room.



DINING ROOM 11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed patio doors providing access to rear garden. Radiator. Serving hatch to kitchen.



KITCHEN 11' 8" x 9' 6" (3.56m x 2.9m)

Double glazed windows to side and rear aspects. Double glazed door to side aspect providing access to rear garden. A range of base and eye level units incorporating roll top work surface with an integrated one and a half inset sink drainer unit. Space and plumbing for appliances. Integrated oven with separate electric hob with extractor hood above. Tiled flooring. Tiled splash backs.



FIRST FLOOR LANDING

Double glazed window to side aspect.

BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin and low level wc. Airing cupboard. Eaves storage. Radiator.



BEDROOM ONE 14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed window to front aspect. Fitted bedroom furniture. Radiator.



BEDROOM THREE 11' 8" x 9' 10" (3.56m x 3m)

Double glazed window to front aspect. Fitted wardrobes with sliding doors. Radiator.



BEDROOM TWO 12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed window to rear aspect. Radiator. Textured ceiling.

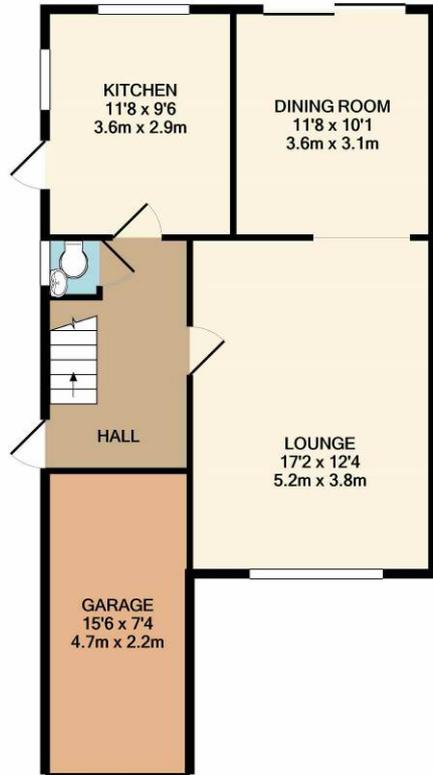


EXTERIOR.

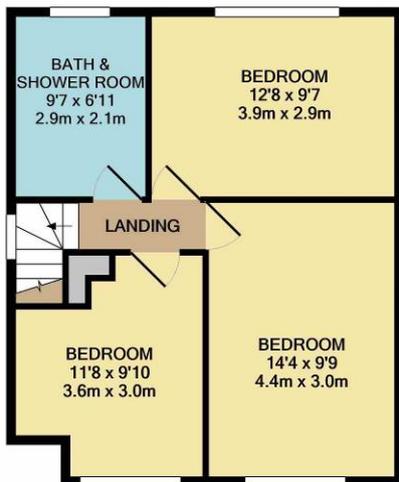
The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with raised patio area leading to garden. Laid to lawn with flower and shrub borders. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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