



# Willow Croft

## Hook

### DN14 5SN

# £199,950 (offers over)

- End Town House
- Three Double Bedrooms
- En Suite Shower Room
- Groundfloor W.C
- Front & Rear Gardens
- Driveway & Garage
- Cul De Sac Location
- Freehold
- EPC: C
- Council Tax Band: C

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### PROPERTY SUMMARY

Housesetc Hook- BEAUTIFULLY PRESENTED, end town house, THREE DOUBLE BEDROOMS, en suite shower room, SUPERB HIGH GLOSS KITCHEN, multi integrated appliances, GROUND FLOOR W.C., lounge with doors into garden, HIGH QUALITY HOUSE BATHROOM, gardens front & rear, DRIVE & BRICK GARAGE, cul de sac location, VIEWING ADVISED.

### ENTRANCE

Composite front entrance door with double glazed opaque insert leads into

### ENTRANCE HALLWAY

Benefits from timber effect Karndean flooring, smoke alarm, central heating radiator, stairs rising to first floor accommodation, doors off.

### KITCHEN 8' 0" min x 5' 11" (2.44m x 1.82m)

Fully fitted modern kitchen with a range off wall and base units finished in duck egg blue high gloss, stainless steel door and drawer furniture, integrated electric oven with four ring electric induction hob and chimney style extractor hood above, integrated microwave/ grill combi, integrated automatic washing machine, Karndean flooring running through from hallway, recess ceiling spotlights, block effect food preparation surfaces and complimentary splash backs, one and a half bowl stainless steel sink with mixer tap, window to the front.

### LOUNGE 15' 3" x 12' 10" max (4.66m x 3.93m)

Benefits from stripped colourwash floorboard effect laminate wood flooring, coving to the ceiling, central heating radiator, useful under stairs storage cupboard, double glazed double doors opening out onto patio area with adjoining side panels.

### GROUND FLOOR CLOAKS 5' 11" x 2' 10" (1.81m x 0.87m)

With Karndean flooring running through from hallway, fitted with modern white suite, comprises dual low level flush W.C, pedestal wash hand basin with complimentary splash back tiling, radiator, electric extractor fan, window to the front.

### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Carpeted turning staircase benefitting from turn timber spindles and balustrade above leads to landing, smoke alarm, doors off, stairs to second floor.

### BEDROOM TWO 9' 1" x 12' 11" (2.78m x 3.94m)

Central heating radiator, window to the rear.

### BEDROOM THREE 9' 0" max x 13' 1" (2.75m x 4m)

Central heating radiator, window to the front.

### FAMILY BATHROOM 5' 6" x 3' 11" (1.7m x 1.2m)

Fully tiled bathroom with stripped floorboard effect floor

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covering, stainless steel ladder style towel radiator, comprising dual low level flush W.C, pedestal wash hand basin, panelled bath with fitted shower screen, mains fed shower incorporating telephone style shower attachment, monsoon style shower head.

## SECOND FLOOR ACCOMMODATION

### STAIRS

Carpeted staircase with turn timber spindles and balustrade lead to second floor. With velux roof window to the rear, useful eaves storage space, door leads into

**BEDROOM ONE** 10' 5" with restricted head room x 9' 6" (3.2m x 2.9m)

Central heating radiator, recess ceiling spotlights, velux roof window to the rear, door leads into

**EN-SUITE SHOWER ROOM** 4' 5"max x 8' 10" restricted head room (1.36m x 2.7m)

With subway style ceramic tiled walls to dado rail height, floor covering, stainless steel ladder style towel radiator, fitted with modern white suite comprising dual low level flush W.C, pedestal wash hand basin, independent shower cubicle with mains fed shower incorporating telephone style shower attachment and monsoon style shower head, electric extractor fan, useful eaves storage space, and velux roof window to the front.

## EXTERNAL

### SIDE AND FRONT

To the side of the property is a brick built garage with up and over door having the benefit of both power and light connected, useful eaves storage space, pebbled driveway providing off street parking. To the front of the property is a lawned garden with raised planter and outside cold water supply, wrought iron perimeter fencing and gate with paved walkway to front door, tiled storm porch, timber pedestrian access gate, brick paved walkway, the side of the property leads to the rear.

### REAR

Fully enclosed lawned garden with paved patio area,

outside lights, timber perimeter fencing with generous borders.

### EPC

Energy Performance Rating: C

## HEATING AND APPLIANCES

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

## TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

## LOCATION

Postcode for satnav: DN14 5SN, the property is on the bottom left of the cul de sac and can be identified by a Housesetc For Sale Board.

Council Tax: C



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### Ground Floor

Approx. 28.1 sq. metres (303.0 sq. feet)

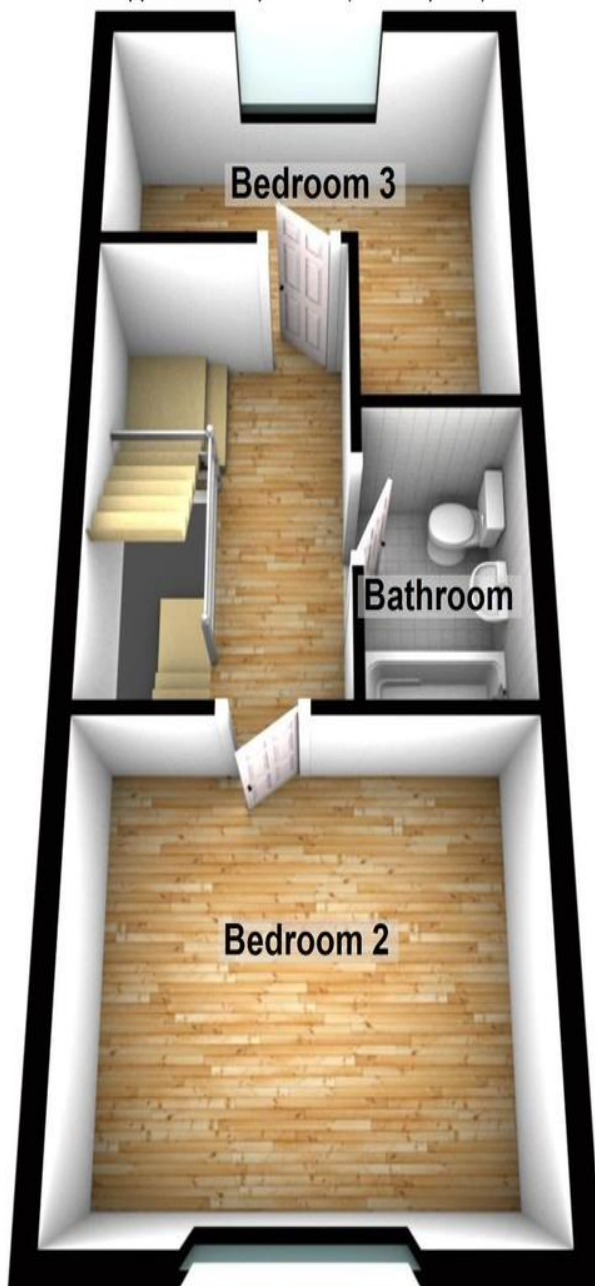


Total area: approx. 82.1 sq. metres (883.4 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



## Second Floor

Approx. 23.1 sq. metres (248.8 sq. feet)

