

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## 6 Aaron Lewis Close, Hawkwell SS5 4FE



**Guide Price:  
£600,000 - £625,000**

Located on the popular Clements Gate development is this spacious, four bedroom detached family home situated on one of the larger plots and benefiting from having an impressive kitchen/breakfast room, separate utility room, en suite to master bedroom and large rear garden.

**VIEWING HIGHLY RECOMMENDED**  
EPC Rating: B. Our Ref 18051

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Entrance via composite double glazed entrance door under Storm Porch to

**ENTRANCE HALL 13' 2" x 6' (4.01m x 1.83m)**

Double glazed window to the front aspect. Stairs to first floor accommodation. Amtico, wood flooring. Plastered ceiling. Radiator.



**GROUND FLOOR CLOAKROOM 6' 2" x 4' 7" (1.88m x 1.4m)**

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin with tiled splash back. Amtico wood flooring. Plastered ceiling. Radiator.



**LOUNGE 16' 6" x 14' 8" max (5.03m x 4.47m)**

Double glazed box bay window to the side aspect. Amtico wood flooring. Plastered ceiling. Two radiators.



**KITCHEN/BREAKFAST ROOM 21' 1" x 16' 7" (6.43m x 5.05m)**

Double glazed window to the front aspect. Double glazed French doors providing access to the rear garden, with adjacent full height windows. Comprehensive range of base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Breakfast bar with space for two stools. Built-in double oven. Six ring gas hob with stainless steel splash back and stainless steel extractor hood above. Ample space for dining table and chairs. Two large built-in storage cupboards. Amtico wood flooring. Two radiators. Door to





**BEDROOM ONE 16' 6" x 12' 1" max (5.03m x 3.68m)**  
 Double glazed window to the front aspect. Double glazed window to the side aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



**UTILITY ROOM 6' 4" x 6' 2" (1.93m x 1.88m)**  
 Double glazed door providing access to rear garden. Base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Space for washing machine. Space for tumble dryer. Built-in storage cupboard. Amtico wood flooring. Plastered ceiling. Radiator.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Double glazed window to the rear aspect. Airing cupboard. Access to loft. Plastered ceiling.



## EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Walk-in shower enclosure with glass sliding door and power shower. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.



## BEDROOM TWO 9' 11" x 9' 1" (3.02m x 2.77m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



## BEDROOM THREE 11' 1" max x 11' max (3.38m x 3.35m)

Double glazed window to the side aspect. Plastered ceiling. Radiator.



## BEDROOM FOUR 9' 1" x 6' (2.77m x 1.83m)

Double glazed window to the front aspect. Built-in double wardrobe. Plastered ceiling. Radiator.



### FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath. Tiled floor. Part tiled walls. Plastered ceiling. Heated towel rail.



### EXTERIOR

The **REAR GARDEN** commences with recently laid landscaped patio providing ample space for entertaining/seating. Laid lawn wrapping around to the side. Further **recently laid patio and artificial lawn area**. Established flowers and shrubs to borders. Gates on both sides providing access to the front.





**Agents Note:**

*The vendor has advised that the property has a large solar panel which helps with the cost of hot water for approximately six months of the year.*

The **FRONT** has lawn area with pathway leading to entrance door and own block paved driveway providing off-street parking for two vehicles leading to **DETACHED GARAGE** with up and over door, power and light. Further recently laid block paved driveway to the side providing additional parking.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 673 SQ.FT.  
 (62.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 625 SQ.FT.  
 (58.1 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.6 SQ.M.)

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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