

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highwell Gardens, Hawkwell, SS5 4LY



Guide Price:
£325,000 - £350,000

Situated on the popular Highwell Gardens Development is this stunning two double bedroom end terraced family home, having been maintained by the current vendors to a very high specification throughout, with spacious open plan ground floor accommodation, ground floor wc, luxury fitted bathroom, secluded rear garden with two allocating parking spaces to the front. Within walking distance to all local amenities.

Viewing advised. Our Ref: 19191.

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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Karndean flooring. Plastered ceiling. Radiator.



LOUNGE/DINER 14' 11" x 14' 4" (4.55m x 4.37m)

Double glazed French doors providing access to rear garden. Karndean flooring. Plastered ceiling. Full height under stairs storage cupboard. Radiator. Open plan through to kitchen.



KITCHEN 13' 5" x 7' (4.09m x 2.13m)

Double glazed window to front aspect. A comprehensive range of luxury high gloss base and eye level units incorporating quartz worksurface with inset sink drainer unit. Inset low level electric oven with induction hob and extractor above. Integrated dishwasher. Integrated fridge freezer. Integrated appliances. Tiled flooring. Plastered ceiling with inset spotlighting. Radiator.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall hung wash hand basin with chrome mixer tap and back to wall wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING



BEDROOM ONE 14' 4" x 11' 1" (4.37m x 3.38m)

Two double glazed windows to rear aspect. Radiator. Plastered ceiling.



BEDROOM TWO 14' 4" max x 9' 8" max (4.37m x 2.95m)

Double glazed windows to front aspect. Radiator. Plastered ceiling.



BATHROOM

A three piece suite comprising panelled bath with full height glass shower screen and thermostatic shower above, wall mounted wash hand basin with chrome mixer tap and back to wall wc. Chrome heated towel radiator. Plastered ceiling with inset spotlighting. Part tiled walls. Complimentary tiled flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately **35ft (10.67m)** commencing with patio area leading to garden. Laid to lawn. **WOODEN SHED** with glazed windows and opening door. Paved pathway leading to the side of the property. Gate providing access to front.



There are two allocated parking space to the front.



TOTAL FLOOR AREA: 814 sq ft. (75.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, space and site plan items are approximate and not necessarily taken to any one standard or rule of measurement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the actual space and layout of the property and its location and its proximity to the surrounding area and its vicinity to the property.

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