

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bosworth Close, Hawkwell, SS5 4EZ



Guide Price £375,000 - £400,000

Situated in a quiet cul de sac, within walking distance of mainline railway station, local shops and schools, is this extended, three bedroom semi-detached family home requiring some modernisation but benefiting from having ground floor shower room, three reception rooms, secluded rear garden and own driveway providing off-street parking for several vehicles. Offering huge potential and being sold with

NO ONWARD CHAIN.

EPC rating: tbc. Our Ref 19101

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Radiator. Double opening doors to Lounge.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Wood effect flooring. Part tiled walls. Radiator.

LOUNGE 17' 0" x 12' 0" (5.18m x 3.66m)

Double glazed window to the front aspect. Feature fireplace. Coving to textured ceiling. Radiator. Double opening doors providing access to Dining Room.



DINING ROOM 13' 1" x 9' 6" (3.99m x 2.9m)

Double glazed patio doors providing access to rear garden. Coving to ceiling. Radiator. Double opening doors providing access to Kitchen.



KITCHEN 13' 1" x 9' 7" (3.99m x 2.92m)

Double glazed window to the rear aspect. Range of base and eye level units. Inset stainless steel sink drainer unit. Space for appliances. Full height walk-in Larder cupboard. Tiled floor. Coving to ceiling. Radiator. Door to Hallway. Door to Inner Lobby.



INNER LOBBY

Double glazed door providing access to the front. Door to Sitting Room. Sliding door to Ground Floor Shower Room.

SHOWER ROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Radiator.



SITTING ROOM 16' max x 9' 4" max (4.88m x 2.84m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door providing access to rear garden. Wood effect flooring. Coving to ceiling. Two radiators.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect.

FAMILY BATHROOM 9' 9" x 6' 8" (2.97m x 2.03m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with electric shower over. Airing cupboard. Tiled effect flooring. Tiled walls. Radiator.



BEDROOM ONE 12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to the rear aspect. Coving to ceiling. Radiator.



BEDROOM TWO 14' 3" x 8' 2" (4.34m x 2.49m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



BEDROOM THREE 11' 3" x 7' 11" (3.43m x 2.41m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



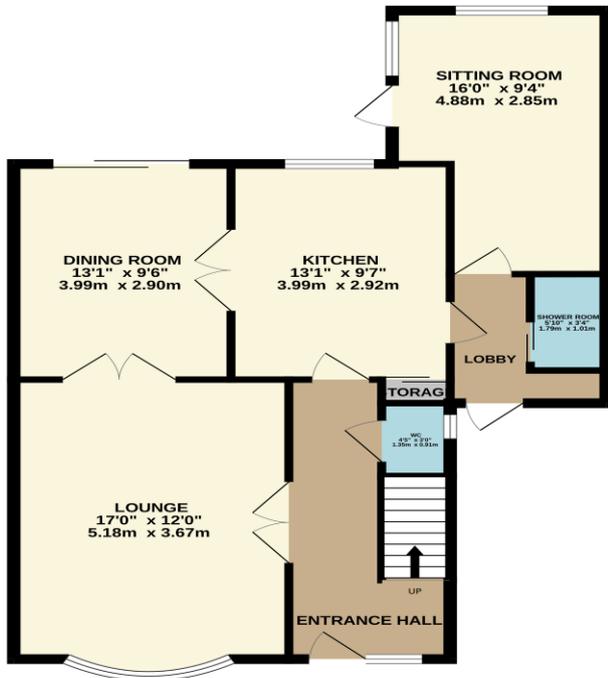
EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 40' (12.19m) and commences with raised patio with steps down to laid lawn. Flowers and shrub borders.



The **FRONT** has own block paved driveway providing off-street parking for several vehicles with double opening gates providing access to covered sideway.

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.2 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. Made with Metropix ©2023

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