

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hill Lane, Hawkwell, SS5 4HL



£410,000

Situated in the heart of Hawkwell is this extended, semi-detached four bedroom chalet offering spacious and versatile living accommodation with two ground floor bedrooms, ground floor wet room and separate bathroom, large kitchen/breakfast room and separate lounge/diner, two first floor bedrooms, approximately 65ft rear garden, own driveway providing off-street parking for at least two vehicles and detached garage accessed via a private service road to the rear. Walking distance to local schools, shops and mainline railway station.

Council Tax Band:D. EPC Rating:C.  
Viewing advised. Our Ref 19758

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Entrance via double glazed entrance door to

### SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



### GROUND FLOOR BEDROOM ONE 13' 5" x 10' 3" (4.09m x 3.12m)

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



### GROUND FLOOR BEDROOM TWO 10' 8" x 9' 5" (3.25m x 2.87m)

(This bedroom has been adapted to provide for the needs of the current family)

Double glazed bay window to the front aspect. Coving to plastered ceiling. Radiator. Open plan through to Wet Room.



### GROUND FLOOR WET ROOM 9' 5" x 7' 1" (2.87m x 2.16m)

(This wet room has been adapted to provide for the needs of the current family).

Obscure double glazed window to the side aspect. WC with low level cistern. Wall mounted wash hand basin. Wall mounted electric shower. Tiled walls. Heated towel radiator.



**SEPARATE GROUND FLOOR BATHROOM 8' 5" x 6' 5" (2.57m x 1.96m)**

Two obscure double glazed windows to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and glass shower screen. Tiled walls. Heated towel radiator.



**LOUNGE 14' 6" x 11' 10" (4.42m x 3.61m)**

Coving to textured ceiling. Radiator. Open plan through to



**DINING ROOM 11' 10" x 8' 8" (3.61m x 2.64m)**

Double glazed patio doors providing access to the rear garden. Roof lantern. Plastered ceiling. Inset spot lights. Radiator.



**KITCHEN/BREAKFAST ROOM 17' 9" x 11' 7" (5.41m x 3.53m)**

Double glazed window to the rear aspect. Double glazed door providing access to the rear garden. Roof lantern. Range of high gloss base and eye level units. Granite work surfaces. Complimentary Granite upstands. Feature tiled splash backs. Inset one and half sink drainer unit. Integrated electric oven. Separate gas hob with stainless steel extractor chimney above. Integrated dish washer. Space for appliances. Tiled effect flooring. Plastered ceiling. Inset spot lights.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Large walk-in storage room with power and lighting, with eaves access to the front and side. Separate storage cupboard housing boiler, with eaves access to the back and side.

**BEDROOM THREE 13' 10" x 11' 3" (4.22m x 3.43m)**

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



**BEDROOM FOUR 14' 8" x 11' 3" (4.47m x 3.43m)** Double glazed window to the front aspect. Plastered ceiling. Radiator.



**EXTERIOR**

The **REAR GARDEN** measures approximately **65' (19.81m)** and commences with patio leading to laid lawn. Feature ornamental pond. Selection of flowers and shrubs to the borders. Fruit trees. **DECKING** area to the rear with **WOODEN GAZEBO** providing a perfect area for outdoor seating and entertainment space. Gate to side providing access to the front.

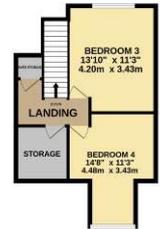


The **FRONT** has steps and wheelchair ramp with balustrade to entrance door, electric vehicle charging point and own block paved driveway providing off-street parking for at least two vehicles.

Private service road to the rear of the property, accessed off Uplands Road, leading to **DETACHED GARAGE** with window to the side aspect, personal door to rear garden.

GROUND FLOOR 1566 sq ft (145.16 sq m) approx.

1ST FLOOR 412 sq ft (38.210 sq m) approx.



TOTAL FLOOR AREA: 1478 sq ft (137.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, drawings, photos and any other areas 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 hereon are not to be relied on and no guarantee as to their operability or efficiency can be given. Made with Bluebeam® (2024)

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