

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highwell Gardens, Hawkwell, SS5 4LY



Guide Price:
£350,000 - £375,000

Situated on the popular Highwell Gardens Development is this stunning two double bedroom semi detached 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 south facing rear garden with sauna and two allocated parking spaces to front. Within walking distance to all local amenities.

Council Tax Band: C. EPC Rating: B. Viewing advised. Our Ref: 19940.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect laminate flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising table top wash hand basin and back to wall wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlights.



LOUNGE 16' x 14' 4" (4.88m x 4.37m)

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



KITCHEN 14' x 7' (4.27m x 2.13m)

Double glazed window to front aspect. A comprehensive range of luxury high gloss base and eye level units incorporating quartz work surface with inset sink drainer unit. Inset low level electric oven. Bosch induction hob. Integrated dishwasher. Integrated fridge freezer. Bosch integrated microwave. Radiator. Tiled flooring. Plastered ceiling with inset spotlight.



FIRST FLOOR LANDING



BEDROOM ONE 14' 4" x 10' 8" (4.37m x 3.25m)

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



BEDROOM TWO 14' 4" x 10' 1" (4.37m x 3.07m)

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



BATHROOM

A three piece suite comprising panelled bath with shower screen and shower over, sink with cabinet below and close coupled wc. Chrome heated towel radiator. Part tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlights.



EXTERIOR.

A **LOW MAINTENANCE SOUTH FACING REAR GARDEN** measuring approximately 25ft (7.62m) with a pergola over the patio with shingled sideways.



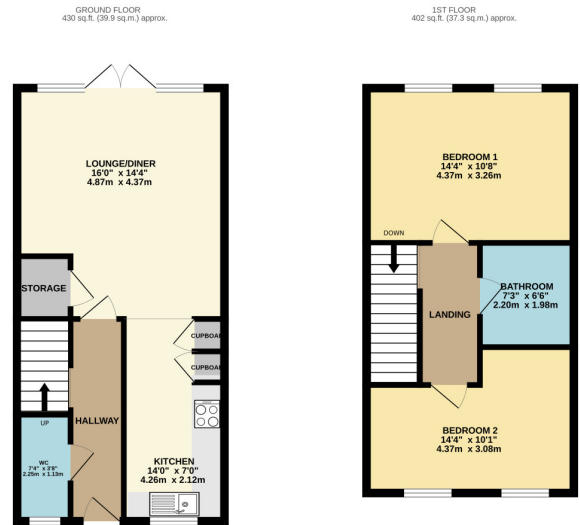


To the rear of the garden there is a **SAUNA 6' x 4' (1.83m x 1.22m)** Tiled flooring.



Gate providing access to front.

The **FRONT** has two allocated parking spaces.



TOTAL FLOOR AREA: 831 sq ft. (77.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, wall, ceiling, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used in conjunction with the prospective purchaser's own surveyor. The purchaser must take their own measurements and do not guarantee. Plans will measure 1:50/25.

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