

Hill Lane, Hawkwell, SS5 4HW



£550,000

Situated in the heart of Hawkwell is this stunning, extended, four/five bedroom semi-detached family home with large open plan kitchen/breakfast room, separate lounge, study, ground floor bedroom, ground floor bathroom, three double bedrooms and luxury shower room to first floor accommodation, approximately 60ft rear garden with outbuilding and large driveway providing off-street parking for several vehicles. Walking distance to all local amenities.

Council Tax Band: C. EPC Rating: tbc.
Ref 15077

Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed window to the side aspect.

ENTRANCE HALL

Stairs to first floor accommodation with Oak handrail and glass balustrade. Feature under stairs LED lighting. Karndean wood effect flooring. Plastered ceiling. Radiator.



LOUNGE 15' 9" x 11' 4" (4.8m x 3.45m)

Double glazed bay window to the front aspect. Feature Aluminium French doors with full height glass side windows providing access to Kitchen/Breakfast room. Feature fireplace. Karndean wood effect flooring. Coving to ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 22' 8" x 20' 8" (6.91m x 6.3m)

Double glazed bi-fold doors providing access to rear garden. Large rectangle sky light. Comprehensive range of modern high gloss base and eye level units. Quartz work surface. Inset sink with Quartz drainer. Integrated electric oven. Inset Induction hob with contemporary extractor chimney above. Feature brick tiled splash backs. Integrated dish washer. Integrated washing machine. Integrated full height fridge. Integrated full height freezer. Breakfast bar with Oak work surface and base level units. Feature fireplace with inset fire, to Breakfast area. Karndean wood effect flooring. Plastered ceiling. Inset LED spot lights. Radiator.





STUDY 7' 7" x 5' 6" (2.31m x 1.68m)

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



GROUND FLOOR BEDROOM 9' 7" x 8' 4" (2.92m x 2.54m)

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



GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall hung wash hand basin. Panelled bath with shower over. Feature coin resin flooring. Tiled walls. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the rear aspect.



BEDROOM ONE 13' 2" x 8' 9" (4.01m x 2.67m)

Double glazed Velux window to the front aspect. Double glazed window to the side aspect. Fitted bedroom furniture to one wall. Plastered ceiling. Radiator.



BEDROOM TWO 11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed Velux window to the front aspect. Eaves storage cupboards. Plastered ceiling. Radiator.



BEDROOM THREE 11' 2" x 9' 9" (3.4m x 2.97m)

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



LUXURY SHOWER ROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled corner shower cubicle with thermostatic shower. Feature part panelled walls. Plastered ceiling. Inset LED spot lights. Chrome heated towel radiator.



EXTERIOR

The **REAR GARDEN** measures approximately 60' (18.29m) and commences with patio area leading to laid lawn. Selection of mature flowers and shrubs to borders. Further decking area to rear providing area perfect for outdoor seating with **PERGODA**.



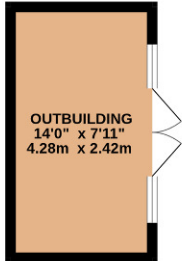
CABIN/OUTBUILDING 14' x 8' (4.27m x 2.44m) with power and lighting (currently being used as outside bar but could be used as outdoor office). Gate providing access to the front.



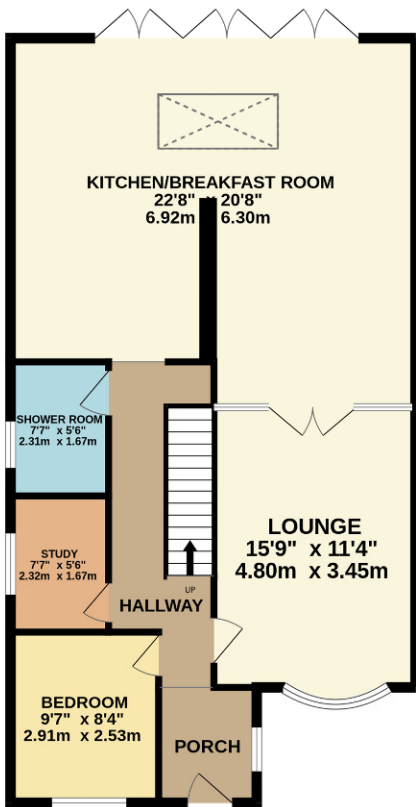
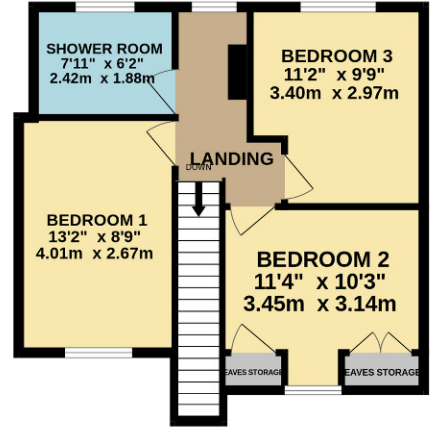
The **FRONT** has large shingle driveway providing off-street parking for several vehicles.



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.0 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.
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