



Hawthorn Drive Balsall Common CV7 7BF

for sale
£995,000



Property Description

Fabulous Executive Detached Home - Hawthorn Drive

Beautifully presented and set in a quiet cul-de-sac, this impressive three-story family home offers spacious and versatile living. The ground floor features a welcoming hallway, guest cloakroom, a stunning re-fitted open plan kitchen/living/dining area, lounge, study and dining room. Across the upper floors are five generous double bedrooms, all with built-in wardrobes, four with en-suites, including a luxurious master suite with dressing room, and Jack and Jill bathroom. Outside benefits include a detached double garage, ample driveway parking, and a private landscaped rear garden with open countryside views.

Approach

Front door leads through to:

Entrance Hallway

Having under stairs storage cupboard, two windows to the front, Marble tiled flooring and staircase rising to the first floor.

Guest Cloakroom

Fitted with a suite comprising low-level WC and wash hand basin fitted into vanity unit.

Study

12' 4" x 7' 5" (3.76m x 2.26m)
Window to the front.

Lounge

20' 8" Into bay x 12' 4" (6.30m Into bay x 3.76m)

Bay window to the front, feature fireplace with gas fire fitted and carpeted throughout, door through to:

Dining Room

12' 4" x 10' 7" (3.76m x 3.23m)
Spacious dining room with double patio doors overlooking and leading to garden, door leading to:

Kitchen / Diner

26' Max x 17' 2" Max (7.92m Max x 5.23m Max)
Fitted with a range of base and wall mounted units with complementary granite work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with combination microwave and grill with five ring induction hob and cooker hood above, Bosch integrated dishwasher, integrated fridge freezer, door through to utility, two windows to the rear and patio doors overlooking and leading to garden.

Utility

8' x 6' 4" (2.44m x 1.93m)
Fitted with base units and complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, central heating boiler.

First Floor Landing

Staircase rising from the hallway, two windows to the front, airing cupboard providing storage space.

Master Bedroom

19' 11" x 12' 5" (6.07m x 3.78m)
Window to the front, door through to:

Dressing Room

10' x 4' 9" (3.05m x 1.45m)
Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Ensuite

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, extractor fan, shower, heated towel rail and obscure glazed window to the rear.

Bedroom Two

12' 4" x 12' 2" Max (3.76m x 3.71m Max)

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Ensuite

Fitted with a suite comprising low level WC, wash hand basin, bath with mixer tap, separate shower cubicle, heated towel rail, extractor fan, obscure glazed window to the rear and Jack and Jill entrance off landing.

Bedroom Three

12' 8" x 12' 4" (3.86m x 3.76m)

Built-in wardrobes providing hanging and shelving space, window to the front.

Ensuite

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, shower cubicle, heated towel rail, extractor fan and obscure glazed window to the side.

Bedroom Four

20' 5" Max x 12' 5" (6.22m Max x 3.78m)

Built-in wardrobes providing hanging and shelving space, vaulted ceiling, window to the rear overlooking open countryside views, door through to:

Ensuite

Fitted with a suite comprising low-level WC, wash hand basin, shower, extractor fan, heated towel rail, extractor fan and Velux window. (Jack and Jill access)

Bedroom Five

23' 8" Max x 12' 5" (7.21m Max x 3.78m)

Window to the rear overlooking open countryside views, door through to:

Walk-In Wardrobe

6' 5" x 9' (1.96m x 2.74m)

With storage into eaves, loft hatch giving access to roof space.

Second Floor Landing

Staircase rising from the first floor, vaulted ceiling.

Outside

Front Of Property

To the front of the property there is a large driveway providing off road parking for several vehicles and giving direct access to garage, mature shrubs, trees and borders with water feature.

Rear Of Property

Private SW facing rear garden, laid to lawn with patio area, mature oak trees, shrubs and borders feature pond, green house to the side and open countryside views.

Double Garage

26' 3" x 20' 6" (8.00m x 6.25m)

Up and over door, light and power, with lots of storage.





Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
Band: F

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Tenure: Freehold



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