



**Hawthorne Way, Wing**

LU7 0TQ

**Guide Price £600,000**



# Hawthorne Way, Leighton Buzzard

## DESCRIPTION

Hunters are delighted to market this four/five bedroom detached family home, presented to the market in excellent condition having been refurbished and extended in 2020.

Benefitting from a superb kitchen extension with bi-fold doors opening to the garden, kitchen studio designed and fitted units with quartz worktops and Neff appliances. The feature log burner creates a comfortable snug area within the kitchen/Dining/Family Room. The ground floor also offers a separate living room and further room currently used as a fifth bedroom/hobby room, cloakroom and utility room.

Upstairs boasts four large bedrooms, with the main bedroom benefitting walk in wardrobe and space for en-suite (plumbing in place not yet fitted out) and family bathroom to complete the accommodation.

Externally there is an enclosed south facing rear garden and driveway parking for two cars.

Situated in the village of Wing with easy access to Milton Keynes, Aylesbury and Leighton Buzzard. Leighton Buzzard station is just a short drive away which benefits from direct trains into London Euston in just over 30 minutes. Located within catchment for Aylesbury Grammar school. The village also has its own Primary and Secondary school and local amenities such as a doctors, pharmacy and Post Office.



# ROOMS

## Entrance Hall

Entrance via composite part glazed door. Tiled flooring. Radiator. Stairs rising to first floor.

## Cloakroom

White two piece suite comprising; W.C. Inset vanity wash hand basin. Radiator. Laminate flooring. Double glazed opaque window to side aspect.

## Utility Room

Worktop with base units below. Stainless steel sink with drainer. Wall mounted boiler. Space for washing machine and tumble dryer. Composite part glazed door to side. Laminate flooring. Radiator.

## Lounge

Parquet flooring. Radiator. Double glazed window to front aspect.

## Bedroom/Study

Laminate flooring. Radiator. Double glazed window to front aspect.

## Kitchen/Dining/Family Room

A bespoke fitted kitchen with a range of wall and base units with Quartz worktop over. Franke sink with instant boiling water tap. Two integrated ovens with a third combination oven/microwave and warmer tray below. Five ring induction hob and a downdraft extractor fan. Integrated full size fridge, freezer and dishwasher. Tiled flooring. Underfloor heating. Feature log burner. Two roof windows. Bi-folding doors to rear garden.

## Landing

Fitted carpet. Access to loft. Double glazed opaque window to side aspect.

## Main bedroom

Dressing area. Laminate flooring. Radiator. Double glazed window to front aspect.

## En-suite (unfinished)

Plumbing for en-suite. Extractor fan. Shaver point. Double glazed opaque window to side aspect.

## Bedroom Two

Fitted carpet. Built in wardrobes. Radiator. Double glazed window to front aspect.

## Bedroom Three

Fitted carpet. Radiator. Double glazed window to rear aspect

## Bedroom Four

Fitted carpet. Radiator. Double glazed window to rear aspect.

## Family Bathroom

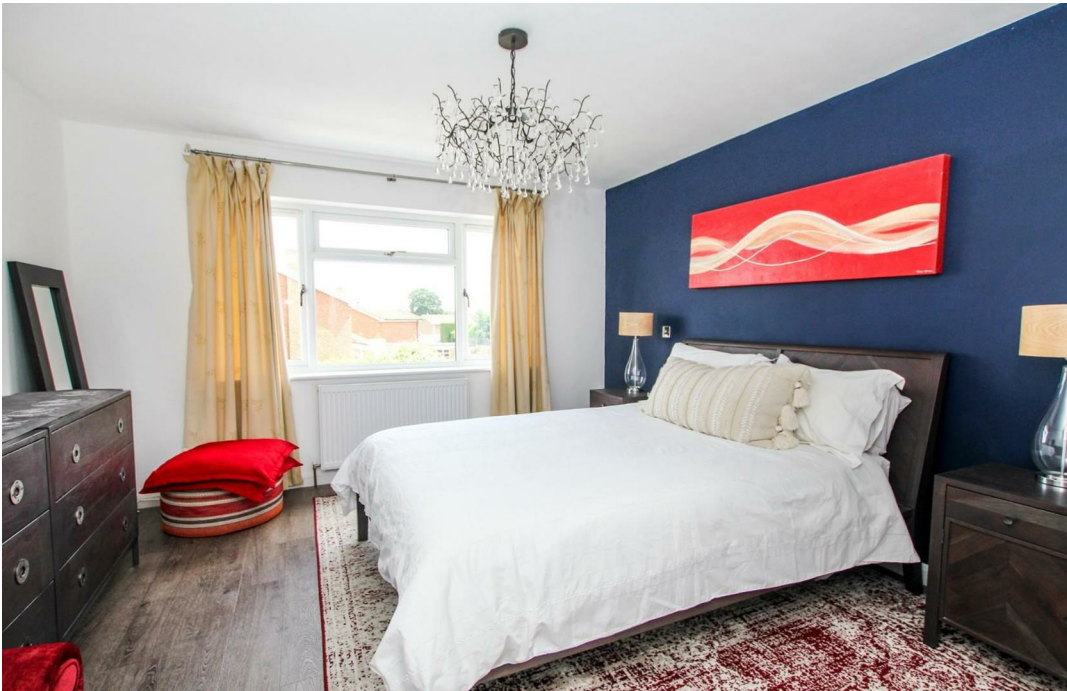
White three piece suite comprising; Panelled bath with shower over. Wash hand basin. W.C. Chrome heated towel rail. Shaver point. Laminate flooring. Part tiled walls. Double glazed opaque window to rear aspect.

## Frontage

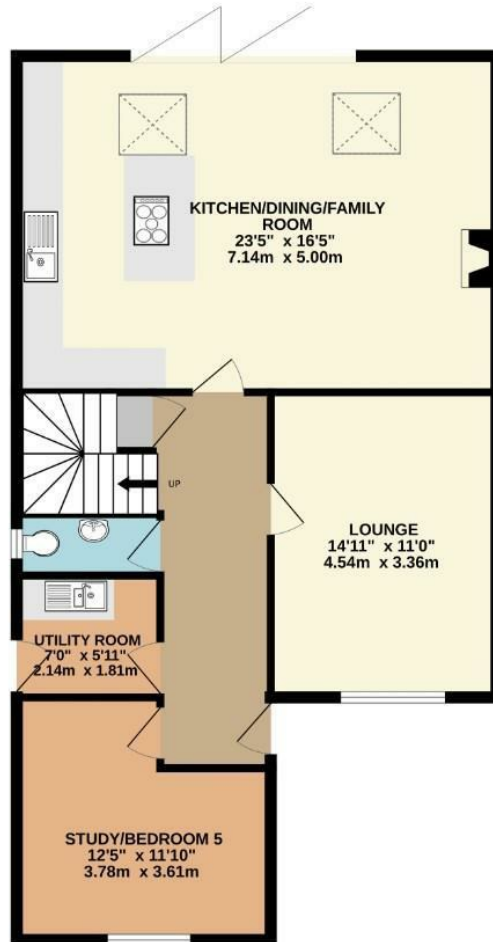
Driveway parking for multiple vehicles. Laid to lawn. Gated side access.

## Garden

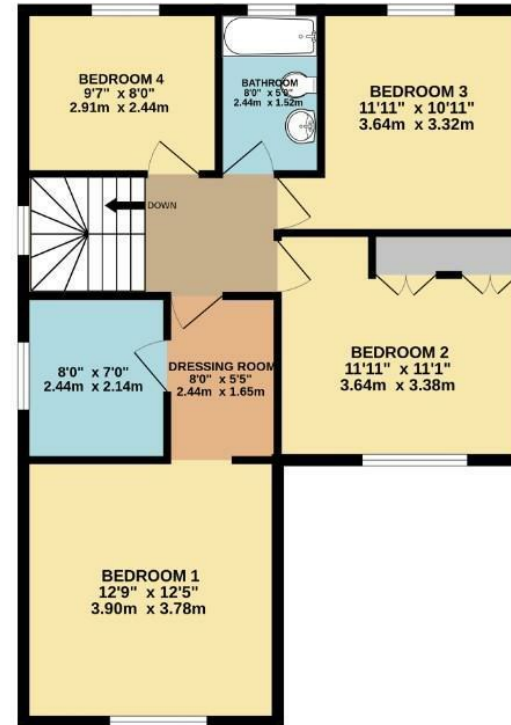
South facing garden. Paved patio area with laid to lawn. Fully enclosed, surrounded by mature shrubs. Wooden shed. Gated side access. Outside tap. External socket.



GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 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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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

