



MILL CRESCENT, HAWKS GREEN



Ground Floor

Entrance Hall

Enter the property via a composite/partly double glazed front door and having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, tiled flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

15' 1" x 10' 9" (4.59m x 3.27m)

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling with a ceiling light point, a vertical central heating radiator, laminate flooring, decorative dado railing, a wall-mounted, electric, living flame fire, a television aerial point and a door opening to the open plan kitchen/dining/garden room

Open Plan Kitchen/Dining/Garden Room

Kitchen/Dining Room

Kitchen - 8' 10" x 13' 10" (2.69m x 4.21m)

Dining Room - 7' 7" x 5' 10" (2.31m x 1.78m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstand and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and two ceiling light points, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, an electric, built-under, double oven with an electric hob, a black glass, angled extraction unit over and a glass splashback behind, tiled flooring, doors opening to the downstairs wet room and a pantry and uPVC/double glazed French doors to the rear aspect opening to the garden.

Garden Room

9' 4" x 7' 7" (2.84m x 2.31m)

Having four uPVC/double glazed windows, two to each side aspect, a ceiling light point, a wall mounted, electric, living flame fire, tiled flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Downstairs Wet Room

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring, an extraction unit and a thermostatic shower.

First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, both ceiling spotlights and a ceiling light point, an airing cupboard, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

Bedroom One

13' 0" x 8' 1" max (3.96m x 2.46m max)

Having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, carpeted flooring and a built-in, double door wardrobe.

Bedroom Two

10' 11" x 7' 7" (3.32m x 2.31m)

Having a uPVC/double glazed window to the front aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, carpeted flooring and a built-in, double door wardrobe.

Bedroom Three

8' 9" x 5' 6" (2.66m x 1.68m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, decorative panelling to part of the walls and carpeted flooring.

Family Bathroom

5' 6" x 5' 11" (1.68m x 1.80m)

Having an obscure uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring and a bath with an electric shower over and a glass shower screen installed.

Outside

Front

Having a lawn, decorative slate-chipped areas, courtesy lighting, various plants, shrubs and bushes and access to the rear of the property via a wooden side gate.

Rear

A large and beautifully landscaped garden which has a patio area, steps down to a lawn and a second patio area, decorative gravel areas, a shed which has power, two electrical points, a cold-water tap, courtesy lighting, various plants, shrubs and bushes, a gate which gives access to a bin storage area and a gate which gives access to the off-road parking.

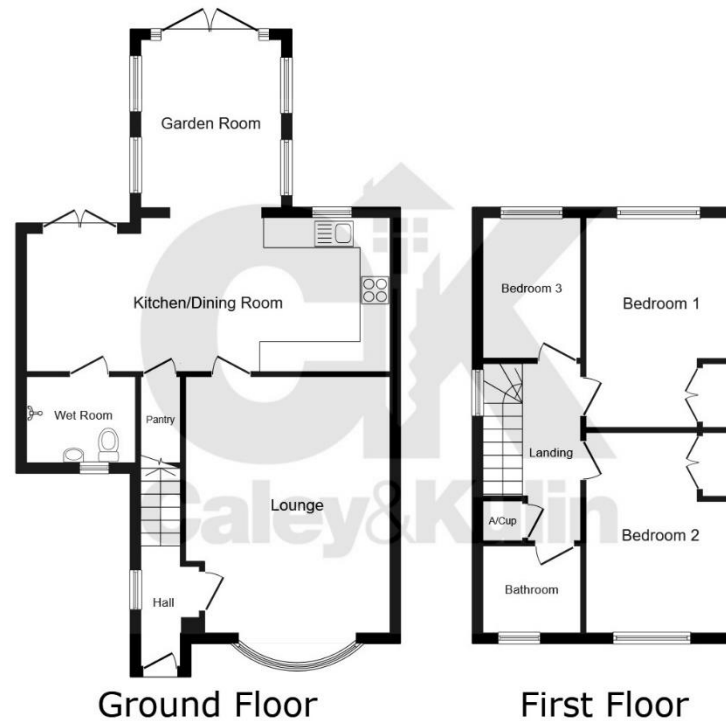








* An immaculately presented and spacious family home located in a very desirable area *



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EPC Rating: Awaiting EPC

Tenure: Freehold

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