



**Bespoke**  
ESTATE AGENTS

12 Northington Way, Hook  
In Excess of £500,000



## 12 Northington Way

Hook, Hook

Modern 3-bed semi-detached in Hook village's Sheldons Reach development. Built by Carla Homes in 2019, it features a spacious 20' kitchen/dining area, en-suite, garage, parking, serene views, and private garden. Ideal for families seeking comfort and convenience in a picturesque setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Idyllic Three Bedroom Family Home
- Sought After Sheldons Reach Development in North Hook
- 20' x 18' Wonderful Kitchen/Family/Dining Room
- 20' Garage With Electric Doors & Additional Off Road Parking
- 13'8 x 11' Living Room, Enjoying Wonderful Views
- Constructed in 2019 by Well Respected Carla Homes
- En-Suite To Principle Bedroom
- Beautiful Views to Both Front and Rear Aspect
- Situated On The Edge Of The Village
- Private Enclosed Rear Garden

### Entrance Hall

Two built in storage cupboards, doors to living room, cloakroom and Kitchen, stairs to first floor.

### Cloakroom

Front aspect, radiator, hand basin with tiled splash backs, W.C. with concealed cistern.

### Living Room

13' 8" x 11' 0" (4.17m x 3.36m)

Front aspect window, making the very most of the views.

### Kitchen/Family/Dining Room

20' 0" x 18' 3" (6.10m x 5.56m)

Dual aspect with window to side and rear, further window and French doors to rear garden. A stunning L shaped room, fitted to the high standard expected from a Carla home, with the addition of central Island with breakfast bar and storage under. A range of matching eye and base level units, built in 5 ring gas hob with hood over, built in oven. Integrated fridge and freezer, integrated dishwasher. Open plan to both dining area and family room, with ample space for dining room table and chairs, corner sofa etc.

### First Floor Landing

Built in airing cupboard, doors to bedrooms and bathroom, access to loft.

### Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m)

Wonderful views over the garden, small copse and open countryside beyond. Built in wardrobe, radiator, door to en-suite.

### En-Suite

Rear aspect window. Wash hand basin, W.C. with concealed cistern, double width walk in shower cubicle, towel rail.





### Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m)

Front aspect with views over open green, built in wardrobe, radiator.

### Bedroom Three

9' 6" x 6' 9" (2.90m x 2.05m)

Front aspect with views over open green, built in storage cupboard, radiator.

### Family Room

Side aspect window. A modern fitted white suite with contrasting half tiled walls. Vantiy unit with inset wash hand basin, W/C with concealed cistern, bath with shower attachment over, towel rail.

### Front Garden

Open plan with path to front door, low maintenance with gravel borders.

### Rear Garden

A very private and fully enclosed garden, being low maintenance, designed for relaxing, unwinding and entertaining. Large patio area, personal door to garage, gateway providing side pedestrian access.

### GARAGE

Single Garage

Attached to the side of the property, with up and over door, eaves storage, personal door to garden.

### ALLOCATED PARKING

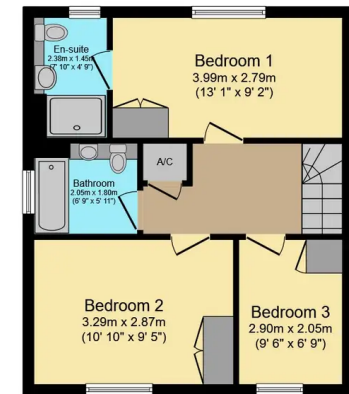
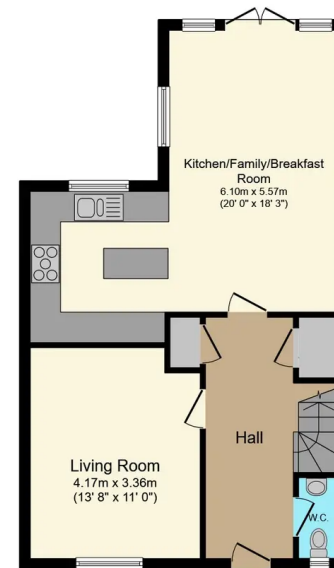
1 Parking Space

Allocated residents parking located opposite the property, with additional visitors allocated parking within the development.





core	Energy rating	Current	Potential
2+	<b>A</b>		<b>95 A</b>
1-91	<b>B</b>	<b>84 B</b>	
9-80	<b>C</b>		
5-68	<b>D</b>		
9-54	<b>E</b>		
1-38	<b>F</b>		
-20	<b>G</b>		



Total floor area 99.2 m<sup>2</sup> (1,068 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox