



# Hookhams Path, Wollaston

£337,500

🛏️ 2 🚿 1 🚗 1



The accommodation comprises of an entrance porch, spacious reception hall, living room, large and very well-fitted kitchen/dining room, uPVC conservatory, two double bedrooms and a small re-fitted shower room. Outside, there is a single garage and an incredibly good-sized plot with driveway to the front with off-road parking for several vehicles, or space for a caravan/motorhome. There is also gated access to the rear garden.

**Living Room 12'0" x 18'0" (3.65m x 5.49m)**

**Kitchen/Dining Room 21'5" x 11'7" (6.53m x 3.52m)**

**Conservatory 12'8" x 8'0" (3.85m x 2.43m)**

**Bedroom One 11'11" x 9'11" (3.63m x 3.03m)**

**Bedroom Two 9'0" x 12'0" (2.75m x 3.66m)**

**Front Garden** Large gravelled driveway enclosed by a large hedge and fence, and with off-road parking for three cars or space for a motorhome. There is also a single garage with light and power measuring approx. 17'11" x 11'6" (3.5m x 5.5m), gate to rear garden.

**Rear Garden** An extremely large rear garden, which is a blank canvass ready for the new owners landscaping project. Fully fence-enclosed, secure, and private.

**IMPORTANT:** Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





- **\*\*CHAIN FREE\*\***
- Very large plot
- Sought-after village location
- Single garage
- Approx. 1,100 sq. ft
- Refurbished throughout
- Two double bedrooms
- Further potential to enhance

