

## Harcourt Close Development, Harcourt Close, HOOK

£220,000 Freehold

Brand New Build Development • High Spec – Modern & Quality Finish • Kitchen Diners With Fitted Appliances & Bi-Fold Doors • Driveway & Enclosed Gardens • Flooring Included As Standard • Superb Village Location • Solar Panels – Energy Efficient Homes • 6 Year Architect Certificate Guarantee • 16 x 3 Bed Semi-Detached & 12 x 4 Bed Detached Houses



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### **Introducing Harcourt Close: Your Gateway to Tranquil Living in the Desirable Village of Hook**

A brand new development of 28 properties situated in the thriving estuary village of Hook. Offering a range of 3 bed semi-detached and 4 bed detached homes- phase 1 now underway with 10 stylish 3 bed semi-detached homes readily available. Designed by a multi-award winning local architect and built to a high specification to offer a modern, luxury and energy efficient home.

Each Freehold residence at Harcourt Close boasts a picture-perfect blend of modern comfort and eco-friendly design, featuring block paved driveways as standard and cutting-edge electric heating system ( Rointe Electric Radiators) complemented by solar PVs adorning the rooftops.

Phase 1 - 10 x 3 bed semi-detached houses: The accommodation enters to a welcoming hallway which houses a separate WC/cloakroom. A doorway leads to the comfortable lounge situated to the fore of the property with the door leading to the kitchen dining room which offer modern units with branded integrated appliances, tiled flooring, bi-fold doors, storage and much more. The landing airing which homes the airing cupboard provides access to the first floor accommodation which comprises; 3 bedrooms, 2 doubles with built-in wardrobes, 3rd single bedrooms and a modern family bathroom. The properties offer flooring included as standard.



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Generous driveways with block paving in herringbone design with kerb edgings. Shared access roads have tarmac finish.

Don't miss out on this exclusive opportunity to be among the privileged few to secure a coveted spot in this innovative new development. Embrace the beauty of Hooks welcoming village spirit, where neighbours become friends and every day feels like home. Act now and call us to reserve your place in the vibrant community of Harcourt Close.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band TBC

EPC Rating: TBC

Services: Mains water, electricity & drainage connected. Solar Panels.

Tenure: Freehold



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**Entrance Hallway**

**Cloakroom / WC**

**Lounge**

13' 6" x 13' 0" (4.11m x 3.96m)

**Kitchen Dining Room**

16' 2" x 10' 0" (4.93m x 3.05m)

**First Floor Landing**

**Bedroom 1**

10' 0" x 9' 6" (3.06m x 2.89m)

Built In Wardrobes

**Bedroom 2**

9' 6" x 9' 6" (2.90m x 2.89m)

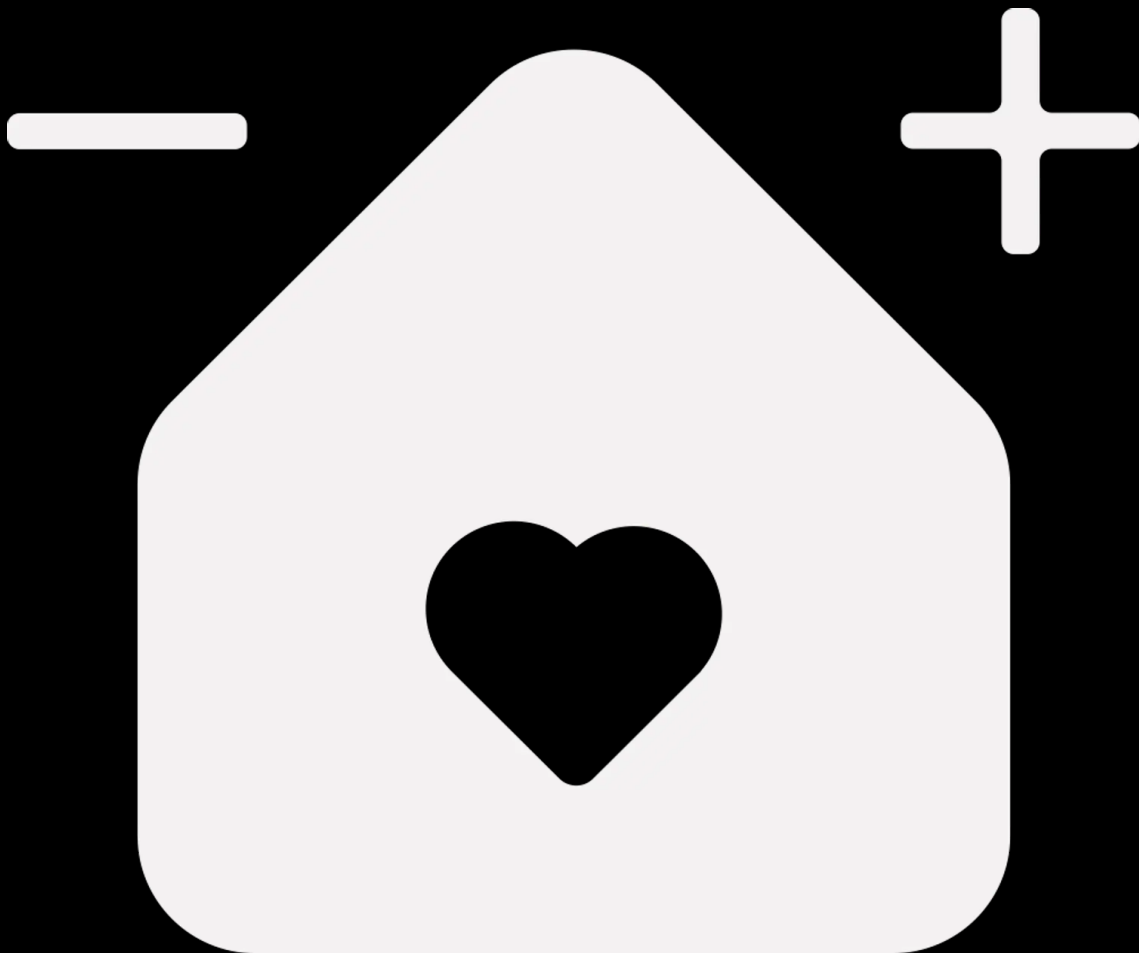
Built In Wardrobes

**Bedroom 3**

6' 6" x 5' 5" (1.99m x 1.65m)

**Bathroom**

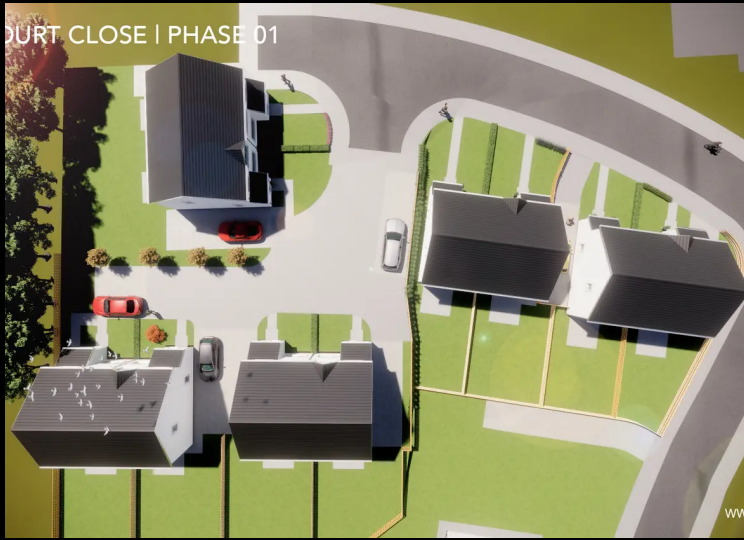
6' 4" x 6' 3" (1.93m x 1.90m)







HARCOURT CLO



HARCOURT CLOSE | PHASE 01



MILSON

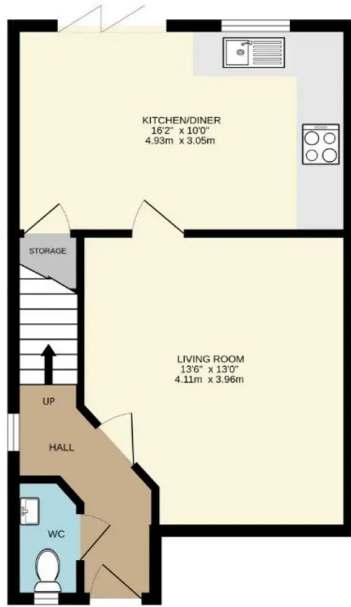


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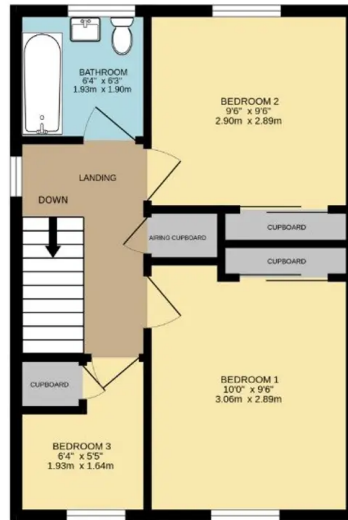




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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