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Hawthorn Avenue, Mawsley

£280,000 Freehold

**BELVOIR!**



This immaculate three bedroom terrace has been lovingly renovated by the current owner to provide a light & modern residence from top to bottom.

The ground floor enjoys a contemporary shaker style fitted kitchen with quartz effect work surfaces & breakfast bar with some integrated appliances. The bright & airy living room is to the rear overlooking the garden & the downstairs cloakroom completes the ground floor. Two double bedrooms are located on the first floor with the second benefitting from fitted wardrobes with a classic family bathroom servicing both bedrooms. The master suite is located to the top floor of this pristine home which enjoys built in wardrobes, dressing table & pitched ceiling with sizeable en suite with walk in double shower.

Externally you will find a lawned frontage with a fully enclosed garden to the rear which is also mainly laid to lawn. The property benefits from a single garage & off road parking which is accessible from the rear garden. EPC Rating C. Council Tax C

### **ENTRANCE HALL**

Door to front, double glazed window to front, stairs rising to first floor, internet point, chrome fittings, tiled flooring, radiator.

### **KITCHEN/BREAKFAST ROOM**

4.11m x 2.59m (13'6" x 8'6")

Double glazed window to front. Kitchen comprising of wall and base units, quartz effect work surfaces over, four ring gas hob, electric oven, cooker hood over, space for washing machine, space for fridge/freezer, integrated dishwasher, stainless steel bowl and half sink with drainer, breakfast bar with quartz effect work surface over, tiled splashbacks, tiled flooring, radiator, chrome fittings.

### **LIVING ROOM**

4.66m x 3.69m (15'4" x 12'1")

Double glazed French door opening onto garden, double glazed window to rear, carpet to flooring, radiator, TV point, chrome fittings.

### **CLOAKROOM**

1.83m x 0.83m (6'0" x 2'8")

Low level WC, pedestal wash hand basin, radiator, vinyl to flooring, tiled splashbacks, radiator, extractor fan, chrome fittings.

### **FIRST FLOOR LANDING**

Double glazed window to front, carpet to flooring, stairs descending to ground floor, stairs rising to second floor, chrome fittings, radiator.





## BEDROOM TWO

4.67m x 2.64m (15'4" x 8'8")

Two double glazed windows to rear, carpet to flooring, fitted wardrobes, radiator, chrome fittings.

## BEDROOM THREE

2.99m x 2.64m (9'10" x 8'8")

Double glazed windows to front, carpet to flooring, radiator, chrome fittings.

## BATHROOM

2.65m x 1.90m (8'8" x 6'2")

Panelled bath, telephone shower attachment, low level WC, pedestal wash hand basin, part tiled walls, shave point, extractor fan, radiator, vinyl to flooring, chrome fittings.

## SECOND FLOOR LANDING

Carpet to flooring.

## BEDROOM ONE

5.10m x 3.63m (16'8" x 11'11")

Double glazed window to front, built in wardrobes, built in dresser with drawers, carpet to flooring, pitched ceiling, radiator, chrome fittings, loft access.

## EN SUITE

2.86m x 1.53m (9'5" x 5'0")

Double glazed Velux skylight, walk in double shower, waterfall shower, part panelled walls, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, vinyl to flooring, chrome fittings.

## GARAGE

Single garage, up and over door, off road parking.

## EXTERNAL

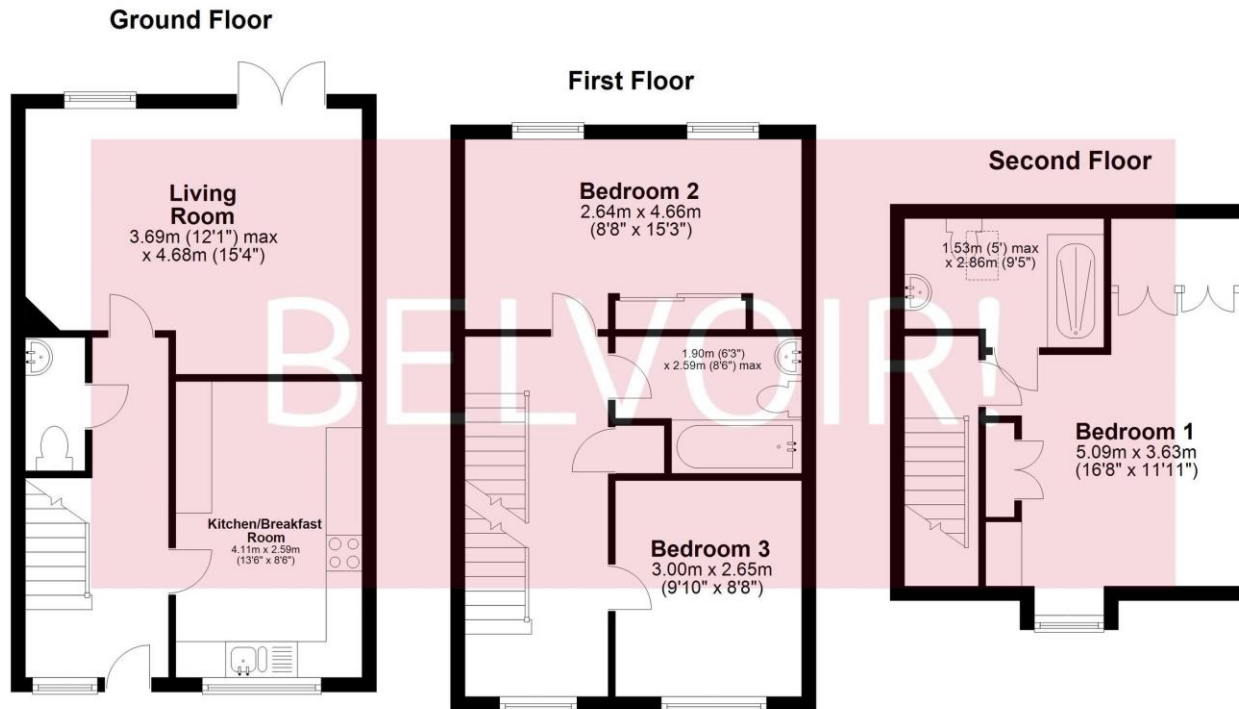
Front - Mainly laid lawn, path to front door.

Rear - Mainly laid lawn, patio, access to garage and off road parking.

## AGENTS NOTES

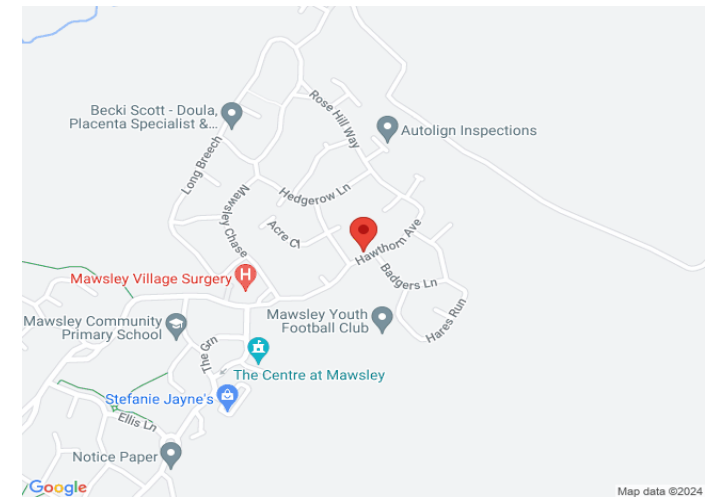
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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

# BELVOIR!

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