



**Hill House Gardens, Stanwick NN9 6QH**

**welcome to**

**Hill House Gardens, Stanwick**

This stunning home comprises of a spacious lounge, second sitting room/diner, re-fitted kitchen, utility room, hard standing conservatory and ground floor wc. To the first floor are four good sized bedrooms and a family bath. The rear garden is well proportioned.



### **Entrance Hall**

Entered via door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

### **Cloakroom**

Double glazed obscure window to the front aspect, WC, wash hand basin and tiling.

### **Lounge**

16' 5" x 11' 8" ( 5.00m x 3.56m )

Double glazed window to the front aspect, fireplace with electric fire, radiator, coving, dado rail, carpet and door to the dining room.

### **Dining Room**

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed doors to the conservatory, coving and radiator.

### **Kitchen**

13' 10" x 10' 8" ( 4.22m x 3.25m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, island unit with electric oven and gas hob, space for fridge/freezer, window to the conservatory, radiator and door to the dining room.

### **Utility Room**

11' 3" x 10' 8" ( 3.43m x 3.25m )

Double glazed window to the rear aspect, a range of wall and base units with work surfaces over, a sink, splash backs, plumbing for washing machine, radiator and double glazed door to the garden.

### **Conservatory**

19' 5" x 9' 10" ( 5.92m x 3.00m )

Double glazed windows to the rear and side aspects, radiator and double glazed door to the garden.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

11' 10" x 11' 1" ( 3.61m x 3.38m )

Double glazed window to the front aspect, dressing area with built in storage, radiator, ceiling fan and door to en suite.

### **En Suite**

WC, wash hand basin, large shower cubicle, extractor fan, part tiling and radiator.

### **Bedroom Two**

12' x 9' 3" ( 3.66m x 2.82m )

Double glazed window to the rear aspect, built in storage, carpet and radiator.

### **Bedroom Three**

19' 5" x 8' 1" ( 5.92m x 2.46m )

Double glazed window to the front aspect, fitted/built in wardrobes and radiator.

### **Bedroom Three**

19' 5" x 8' 1" ( 5.92m x 2.46m )

Double glazed window to the front aspect, storage in the eaves, access to loft space, carpet and radiator.

### **Bedroom Four**

9' 1" x 7' 11" ( 2.77m x 2.41m )

Double glazed window to the rear aspect, carpet and radiator.

### **Bathroom**

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and radiator.

### **Externally**

#### **Front**

Driveway providing off road parking for several cars.

#### **Rear Garden**

Mainly laid to lawn, patio providing a seating area, mature sycamore tree and two sheds.

#### **Garage**



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## Hill House Gardens, Stanwick

- FOUR BEDROOM DETACHED HOME
- STUNNING CUL DE SAC
- BEAUTIFUL GARDEN
- AMPLE PARKING
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: C

**£550,000**



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