



Peter
Buswell
Independent Family Estate Agents

Level Walking Distance To Hawkhurst High Street

£450,000

3 2 1

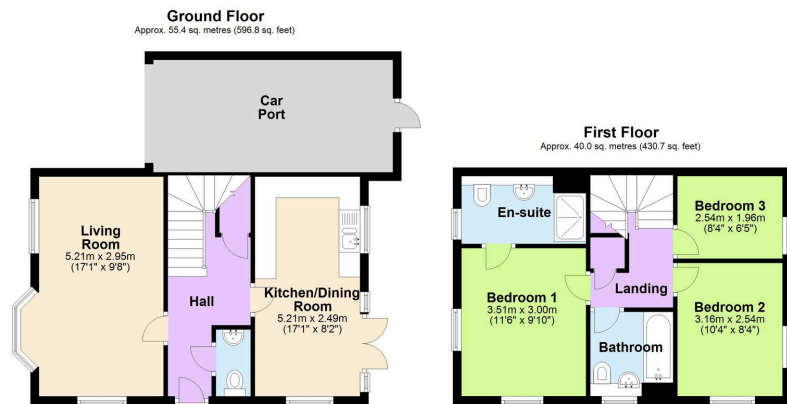


Ideally located to the heart of Hawkhurst Village, this modern home, built in 2018, offers a perfect blend of contemporary style and comfort. Upon entering, you are welcomed by a spacious entrance hall that includes a convenient cloakroom. The entrance hall leads on to a bright and airy living room, as well as a well-appointed kitchen/diner. The living room is dual aspect, featuring an attractive bay window. The kitchen is fully fitted with modern appliances and provides ample space for a dining table, making it the perfect spot for family meals and entertaining, French doors open out onto the west-facing garden, which is beautifully established with flower beds, an extended patio area, and a timber shed for added storage.

Upstairs, the property offers three well-sized bedrooms, including a stunning main bedroom with dual aspect windows and a private ensuite shower room. The family bathroom serves the two further bedrooms, ensuring comfort for all.

Outside, the property features a driveway and an attached carport, plus an additional allocated space, providing parking for three vehicles.





Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

- THREE BEDROOM DETACHED HOUSE
- MODERN FITTED KITCHEN/ DINER
- WEST FACING GARDEN
- REMAINDER OF 10 YEAR NHBC WARRANTY
- EPC RATING B
- ENSUITE TO PRINCIPLE BEDROOM
- DUAL ASPECT LIVING ROOM
- OFF-ROAD PARKING AND CARPORT
- LEVEL WALKING DISTANCE TO SHOPS
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		