



The Plain, Hawkesbury Upton Badminton GL9 1AT

welcome to

The Plain, Hawkesbury Upton Badminton

****WESTERLY FACING GARDEN**TWO RECEPTION ROOM**** A four bedroom detached family home located in the popular location of Hawkesbury Upton. Accommodation comprises; Cloakroom, Utility Room, Lounge, Dining Room, Kitchen, Four Bedrooms, Family Bathroom. Further benefits from a Fully Enclosed Rear Garden.

Dining Room

11' 7" + door recess x 11' 1" to door frame recess narrowing (3.53m + door recess x 3.38m to door frame recess narrowing)
Double glazed window & door to front, radiator, wall mounted fusebox, wood effect laminate flooring

Kitchen

15' x 8' 5" max (4.57m x 2.57m max)
Double glazed window to side, a modern fitted kitchen with both wall and floor units with work surfaces over, electric oven, electric hob with cookerhood over, tiled splashback, 1 1/2 bowl stainless steel sink & drainer, tiled splashback, spotlights, radiator, tiled effect vinyl flooring

Lounge

20' 2" x 11' 4" (6.15m x 3.45m)
Double glazed window to front, two double glazed windows to side, Inglenook fireplace with flagstone hearth & wood burning stove, spotlights, two radiators

Rear Lobby

Double glazed door to rear, stairs to first floor, door to garden, radiator, loft access

Utility Room

6' 9" x 4' 10" (2.06m x 1.47m)
Double glazed window to side, wash hand basin, work surface with space for washing machine & tumble dryer, radiator, tiled effect vinyl flooring

Cloakroom

W/c, extractor fan, combi floor standing oil boiler, tile effect vinyl flooring

Landing

Door to all rooms, radiator

Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)
Double glazed window to front, loft access, insulated, feature radiator

Bedroom Two

13' max to wardrobe x 9' 4" (3.96m max to wardrobe x 2.84m)
Double glazed sash window to front, fitted wardrobe, loft access, insulated, radiator

Bedroom Three

11' 1" into alcove x 9' 9" (3.38m into alcove x 2.97m)
Double glazed sash window to side, feature radiator

Bedroom Four

7' 10" to wardrobe x 7' 5" (2.39m to wardrobe x 2.26m)
Double glazed sash window to front, fitted wardrobe, radiator, loft access

Bathroom

13' x 9' 6" (3.96m x 2.90m)
Double glazed window to side, double ended bath with floating mixer tap & shower attachment, double shower cubicle with glass screen, w/c, wash hand basin, chrome effect towel radiator, radiator, extractor fan, part tiled walls, tile effect vinyl flooring

Garden

Fully enclosed by boundary wall, laid to lawn, flower beds, south westerly facing





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The Plain, Hawkesbury Upton Badminton

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUTH WESTERLY FACING GARDEN
- LOCATED IN A VILLAGE SETTING
- CLOAKROOM & FAMILY BATHROOM
- UTILITY ROOM & KITCHEN

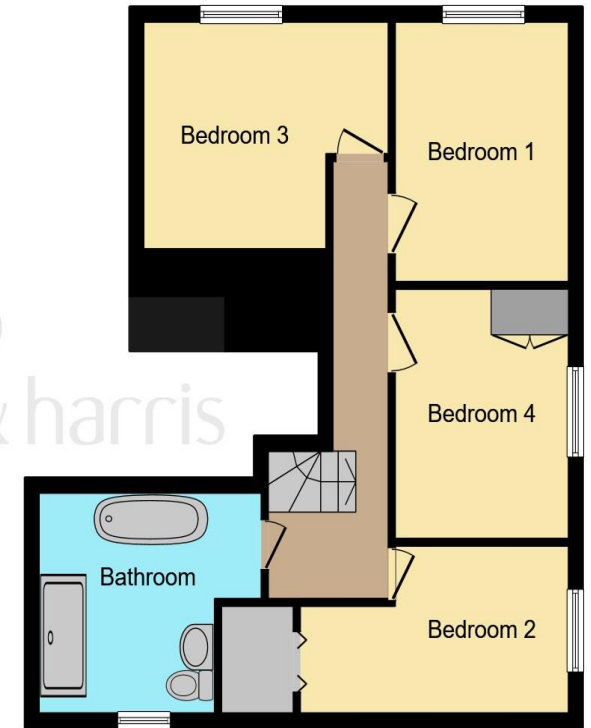
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£600,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS105050 - 0010

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