

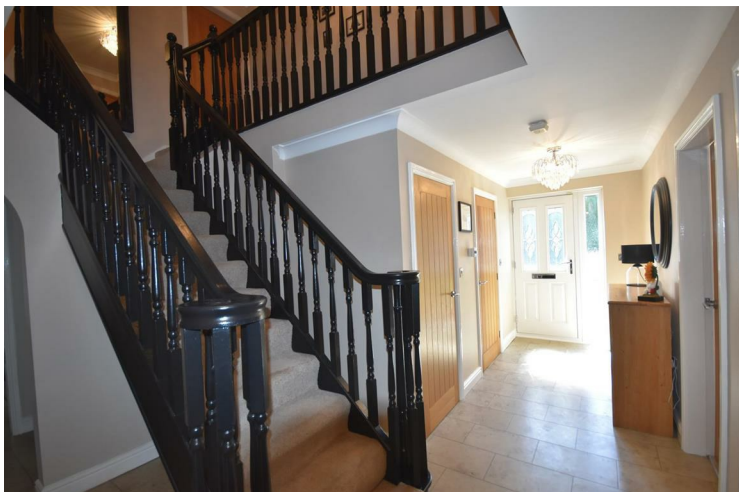


192 High Street
Hook DN14 5PL

£435,000
FREEHOLD

This beautifully presented and spacious detached family home is located at the end of the High Street in the popular village of Hook. Offering five bedroom accommodation the property offers substantial living accommodation and includes many modern and high quality fixtures and fittings. Outside there are gardens to the front and rear with a block paved driveway and an integral double garage. A viewing is an absolute to appreciate this fantastic family home and also the location.

EPC: D



- Beautifully presented detached house
- Five bedrooms - two with en-suite facilities
- Modern and high quality fixtures and fittings

DESCRIPTION

This beautifully presented detached family home incorporates gas central heating, uPVC double glazing, a security alarm and internal oak doors and offers five bedroom accommodation comprising;

ENTRANCE HALL

Composite entrance door. Stair way leading to the first floor. Cloaks cupboard. Tiled floor. Coving to the ceiling. Two central heating radiators.

W.C.

A white suite comprising a wash hand basin and a low flush WC. Tiled floor. Coving to the ceiling. Chrome heated towel rail.

STUDY/OFFICE

Coving to the ceiling, One central heating radiator.

LOUNGE

A recessed chimney with a brick insert and stone hearth housing a log burner. Coving to the ceiling, Two central heating radiators. uPVC French doors to the rear garden.

LOBBY

Tiled floor. Internal door to the garage.

UTILITY ROOM

A range of modern fitted base and wall units having timber effect shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer. Tiled floor. Coving to the ceiling, One central heating radiator. uPVC part glazed side door.

KITCHEN

A comprehensive range of modern fitted base and wall units with

shaker style fronts having granite worktops and matching upstands. The units incorporate stainless steel cooker hood. Integrated appliances include a 'CDA' microwave, dishwasher and a fridge freezer. Matching centre island with breakfast bar housing the stainless steel one and half bowl sink with integral drainer and also houses an integral wine cooler. Tiled floor. Coving to the ceiling. Two central heating radiators. uPVC French doors to the rear garden.

DINING AREA

Open plan with the kitchen. Coving to the ceiling. Two vertical central heating radiators. uPVC French doors to the rear garden.

GALLERIED LANDING

Airing cupboard housing the hot water cylinder. Coving to the ceiling, One central heating radiator.

MASTER BEDROOM

To the front elevation. Built in double wardrobe. Coving to the ceiling, Two central heating radiators.

EN-SUITE BATHROOM

A modern white suite comprising a roll top bath with a shower mixer to the bath taps, a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. Laminate flooring. Coving to the ceiling, One central heating radiator.

BEDROOM TWO

The measurements plus the entrance area. To the rear elevation. Built in double wardrobe. Coving to the ceiling, One central heating radiator.

EN-SUITE SHOWER ROOM

A white suite comprising a shower cubicle with an electric shower and tiled interior, a wash hand basin and a low flush WC. Walls



- Two reception rooms • Open plan dining kitchen with French doors to the rear garden • Fantastic family home • Quiet village location • Internal oak doors • Fully enclosed rear garden • Block paved driveway and integral double garage

tilled to half height. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

To the front elevation. Built in double wardrobe. Loft access with a pull down loft ladder. Coving to the ceiling, One central heating radiator.

LOFT ROOM

Two Velux windows. Eaves storage space.

BEDROOM FOUR

To the rear elevation. A range of bedroom furniture to include a double wardrobe, overhead storage and a dressing table. Coving to the ceiling, One central heating radiator.

BEDROOM FIVE

To the rear elevation. Coving to the ceiling, One central heating radiator.

BATHROOM

A modern white suite comprising a walk in shower cubicle with a mains fed shower and a glass shower screen, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

DOUBLE GARAGE

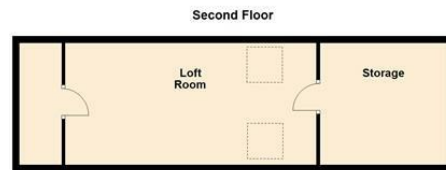
An integral double garage with two metal up and over doors. Light and power. Gas central heating boiler.

GARDENS

To the front of the property there is a block paved driveway which provides off street parking and access to the double garage. The garden is laid to lawn with slate chipped borders. A timber gate to the right hand side provides access in to the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with block paved pathways and well established flower beds. There is a gravelled seating area ideal for housing a BBQ.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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