



72 High Street, Hook, DN14 5NY

£410,000

EPC: B

This well presented four bedroom detached family home is located in the heart of the village of Hook. The property offers substantial and versatile accommodation and includes a wealth of high quality fixtures and fittings including oak internal doors and a bespoke dining kitchen with an open plan family room. The property also offers a detached double garage and driveway to the side and low maintenance gardens to all four sides with a large timber decked seating area and a timber summerhouse. Viewing is an absolute must of this accessible property.

- Well presented detached family home
- Four bedrooms - two having en-suite facilities
- Ground floor and first floor bathrooms
- Lounge with multi-fuel burner
- Fantastic open plan family room and bespoke fitted kitchen
- Utility room
- Fully accessible property with lift to the first floor
- Drive and detached double garage to the side off Orchard Drive
- Raised timber decked seating area. Timber summerhouse
- Viewing is an absolute must!

DESCRIPTION

This well presented detached family home incorporates gas central heating with underfloor heating, uPVC double glazing, and a security alarm and offers substantial accommodation comprising;

ENTRANCE VESTIBULE

6'1" x 5'2"

Brick built entrance vestibule with an open aspect to the front and uPVC windows to either side.

ENTRANCE HALL

16'0" x 11'9"

Composite entrance door. Turned staircase leading to the first floor. Lift to the first floor. Oak effect laminate flooring.

LOUNGE

22'4" x 15'10"

A large chimney recess with a stone hearth housing a multi fuel burner. Double oak doors lead into the family room. Oak effect laminate flooring.

BEDROOM FOUR/OFFICE

10'11" x 13'7"

To the front and side elevations. Fitted wardrobes/cupboards along one wall. Oak effect laminate flooring.

INNER HALL

10'4" x 7'8"

Double oak/part glazed doors lead into the kitchen. Oak effect laminate flooring.

CUPBOARD

8'3" x 6'3"

Storage cupboard housing the hot water cylinder.

BATHROOM

7'9" x 6'2"

A modern white suite comprising a slipper bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Wet room style shower with a mains shower head and a foldable glass shower screen.

Tiled floor and walls. Black heated towel rail.

FAMILY ROOM

24'9" x 11'10"

Three sets of uPVC French doors, two the rear and one to the side of the property. Roof lantern. Tiled floor. Open plan with the dining kitchen.

DINING KITCHEN

15'1" x 18'8"

A bespoke fitted kitchen with a comprehensive range of fitted base and wall units having quartz worktops and matching upstands. The units incorporate a twin Belfast sink. Aga gas oven. Integrated appliances include a fridge, freezer, dishwasher and a coffee machine. Matching centre island/breakfast bar with a quartz worktop housing a boiler tap and sink with an integrated wine cooler under and also includes pop up counter sockets. Tiled floor to match the family room.

UTILITY ROOM

9'4" x 8'4"

A fitted base cupboard with a laminated worktop housing a stainless steel single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer. Cupboard housing the gas central heating boiler. Large walk in storage cupboard. uPVC side entrance door.

LANDING

17'0" x 13'11"

Feature dressing table with matching fitted cupboards and drawers. Oak effect laminate flooring.

MASTER BEDROOM

17'3" x 17'0" max.

To the front and rear elevations. A range of fitted bedroom furniture to include wardrobes, cupboards, drawers and matching bedside cabinets. Oak effect laminate flooring.

EN-SUITE SHOWER ROOM

8'6" x 6'11" max.

A modern white suite comprising a wet room style shower with a mains fed shower head, a vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO

19'8" x 13'1" max.

To the side and rear elevations. Fitted wardrobes along one wall. Dressing table and matching window seat. Oak effect laminate flooring.

EN-SUITE SHOWER ROOM

5'11" x 7'8"

A white suite comprising a corner shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled floor. One central heating radiator. Velux window to the side elevation.

BEDROOM THREE

12'1" x 15'10"

To the front elevation. Fitted recessed wardrobes. Oak effect laminate flooring.

BATHROOM

9'0" x 6'3"

A modern white suite comprising a bath with a shower fitment to the bath taps, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Chrome heated towel rail. Velux window the side elevation.

DOUBLE GARAGE

19'7" x 16'4"

A brick built detached double garage with a remote controlled vehicular door to the front and a uPVC personnel door to the side. Light and power.

SUMMERHOUSE

14'9" x 11'2"

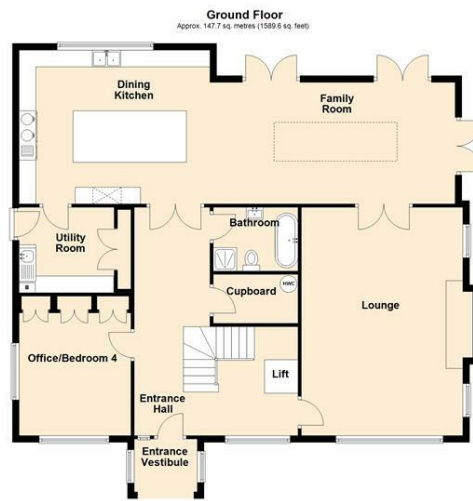
A timber summerhouse with light and power and an attached covered seating area to the side. Double entrance doors.

GARDENS

To the front of the property there is a fully enclosed and private garden. A secure gate to the front provides access onto the pathway which leads to the front entrance door and extends along the left hand side of the property to the rear garden. Steps lead down onto an artificial lawned garden which is edged with railway sleepers and filled with various mature trees, bushes and shrubs. The garden extends along the right hand side of the property.

To the right hand side of the property and accessed from Orchard Drive is the driveway for the property which provides off street parking and access to the garage.

To the rear of the property there is a large raised timber decked seating area with timber balustrades, which extends along the side of the family room housing a hot tub. Wheelchair friendly ramps lead down into the garden which is paved and timber gates from the ramp and the paved area lead onto the driveway. Gravelled borders. A timber gate leads to the side garden. Timber summerhouse with covered seating area.



Total area: approx. 237.4 sq. metres (2554.8 sq. feet)



