



SAMUEL WOOD

1 Hawthorn Close, Craven Arms, Shropshire, SY7 9RN  
Offers In The Region Of £335,000



# I Hawthorn Close

Craven Arms, Shropshire, SY7 9RN



- Spacious Detached Bungalow
- Three Double Bedrooms, One En-Suite
- Gas Central Heating
- NO ONWARD CHAIN
- Quiet Cul-De-Sac Location
- Close to Local Amenities and Transport Links
- EPC Rating D
- Garage, Off-Street Parking and Enclosed Gardens

Set within a charming residential area of Craven Arms, I Hawthorn Close presents a wonderful opportunity for comfortable living. This delightful residence boasts traditional charm with spacious accommodation in picturesque surroundings, with its convenient location and array of amenities, this property is the essence of peaceful countryside living.

Situated in the sought-after area of Craven Arms, offering no onward chain, this detached bungalow occupies a desirable position on a quiet no-through road of similar properties. The town centre is a short distance away offering a range of amenities including independent shops, schools, public houses, cafe's, recreational facilities, and essential services all within easy reach. The property benefits from excellent transport links, with the A49 and a mainline railway station nearby, providing convenient access to surrounding towns and the wider region.

Upon entering, you are greeted by a good sized hall leading to a spacious lounge adorned with natural light from large windows to front aspect, with a feature fireplace, decorative ceiling coving, centre ceiling lights and carpeted flooring. A private dining area from the lounge provides a further reception room. The well-appointed traditional kitchen boasts a built-in raised height double oven, ample workspace inset gas hob and stainless steel sink unit with space for further appliances, a window offers views over the garden and adjacent door leads to the rear garden.

Three generously sized bedrooms are set around the central hallway, the master bedroom features an en-suite bathroom featuring walk-in shower, pedestal wash hand basin and W.C., providing a privacy and convenience. A house bathroom with suite comprising panelled bath, pedestal wash hand basin and W.C. serves the additional bedrooms, ensuring convenience for all residents. Bedroom two provides access to the conservatory via sliding patio doors. The conservatory (in need of some updating) provides access to the attached garage, with W.C. to rear and up-and-over door to driveway. The accommodation is versatile and could be reconfigured to suite different needs.

Outside, this generous corner plot has a wrap around garden. The front and side are largely laid to lawn with raised beds, paved walkways and steps to the property. To the rear, the enclosed landscaped garden provides a secluded space, with an area laid to lawn and herbaceous and floral borders enclosed by timber fencing. Whether hosting summer barbecues or simply unwinding and relaxing, this outdoor space offers endless possibilities. The property benefits from ample driveway parking, ensuring convenience for residents and guests.







## Directions

From the Samuel Wood branch in Craven Arms, take the B4368 Clun Road and continue for approximately 1/4 mile until you reach a right turning for Greenfields Road. Continue for approximately 250m until you reach a left turn for Coppice Drive, Hawthorn Close will be the next turning on your right. The property will be on the left hand side as you enter the cul-de-sac, identified by the agent For Sale board.

Services: We understand that the property has gas-fired central heating, mains electricity, mains water and mains drainage. We are informed the boiler has been regularly serviced, windows are double glazed.

Broadband Speed: Basic 17 Mbps, Superfast 76 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:  
Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire  
SY2 6ND.  
Tel. 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

To appreciate the unique charm and potential of 1 Hawthorn Close, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)







Floor Plan

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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