



SAMUEL WOOD

6 Hawthorn Close, Craven Arms, SY7 9RN  
Offers In The Region Of £375,000



# 6 Hawthorn Close

Craven Arms, SY7 9RN



- Fantastic Luxury Detached Bungalow
- Refitted en-suite and Bathroom
- Extended Refitted Quality Kitchen
- EPC D
- 2 Double Bedrooms
- Glorious Orangery
- Cul-De-Sac Location close to amenities

We are very pleased to market 6 Hawthorn Close in Craven Arms, this splendid detached bungalow has been fully renovated to an exceptional standard. Offering a perfect blend of modern living and comfort, this property features two spacious bedrooms, en-suite shower room and family bathroom, making it an ideal home for couples or small families.

As you enter, you are greeted by a beautifully large living room, complete with a gas fire and an elegant surround, which flows seamlessly into the dining room through an inviting archway. The heart of the home is undoubtedly the superb kitchen extension, which boasts a luxury kitchen designed for both functionality and style. This space is perfect for culinary enthusiasts and social gatherings alike.

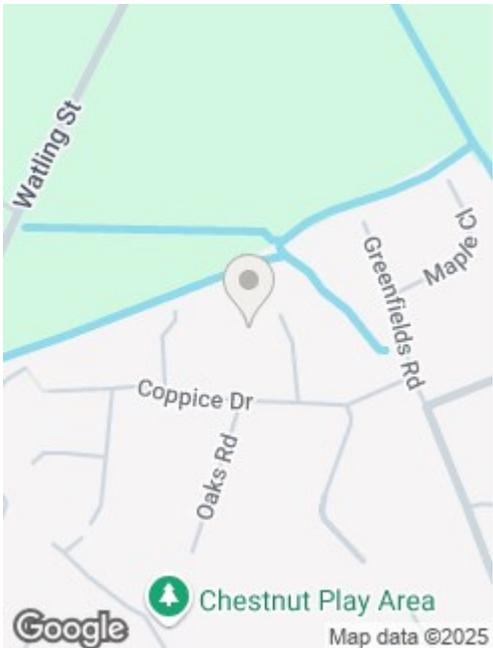
Adding to the charm of this bungalow is the fantastic orangery extension at the rear, featuring bi-fold doors that open up to the garden, allowing for an abundance of natural light and a seamless connection to the outdoors. This area is perfect for relaxation or entertaining guests. The garden is a particular delight, with a fantastic patio area which is a real suntrap and generous garden storage facilities.

The main bedroom is generously sized and includes its own refitted shower room, providing a private retreat. The family bathroom has also been thoughtfully refitted, complete with a shower above for convenience. The second bedroom, another double at the rear of the property provides a great space for guests or family members. Additionally, the property benefits from a fantastic utility room with direct access to the garage, enhancing practicality.

With parking available for up to four vehicles, this bungalow is not only a beautiful home but also a highly functional one. This property truly represents a rare opportunity to acquire a stunning residence in a peaceful setting, perfect for those seeking a blend of comfort and modern living.







## Directions

From Craven Arms head south towards Ludlow. At the Craven Arms Hotel roundabout turn right and follow The Clun Road (B4368). Take the 2nd right and turn up Greenfields Road and continue straight until you come to Coppice Drive on your Left. Take the next right signposted Hawthorn Close and the property is located at the head of the cul-de-sac on your right.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 61 Mbps & Ultrafast 950 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: D

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







Floor Plan

Floor area 137.2 sq.m. (1,477 sq.ft.)

Total floor area: 137.2 sq.m. (1,477 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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