

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Gregory Close, Hawkwell, SS5 4NF



Guide Price £425,000 - £450,000

Situated in a quiet cul de sac location within walking distance to local schools, shops and mainline railway station, is this well presented four bedroom semi-detached chalet benefiting from having ground floor shower room as well as first floor bathroom, recently landscaped rear garden and large sweeping driveway providing off-street parking for numerous vehicles.

Council Tax Band: D. EPC Rating: tbc.
Ref 20032

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator.



KITCHEN 11' 9" x 10' 4" (3.58m x 3.15m)

Obscure double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of base and eye level units. Quartz effect work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor chimney above. Space for appliances. Tiled effect flooring.



LOUNGE 17' 4" x 12' 1" (5.28m x 3.68m)

Double glazed window to the rear aspect. Feature fireplace. Wood effect flooring. Coving to textured ceiling. Radiator.

GROUND FLOOR BEDROOM ONE 13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to the front aspect. Under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR BEDROOM FOUR 10' 6" x 8' 10" (3.2m x 2.69m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR SHOWER ROOM 6' 4" x 6' 3" (1.93m x 1.91m)

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Over stairs storage cupboard. Textured ceiling. Inset spot lights.



BEDROOM TWO 12' x 11' 10" (3.66m x 3.61m)

Double glazed window to the rear aspect. Textured ceiling. Radiator.



BEDROOM THREE 12' x 11' 1" (3.66m x 3.38m)

Double glazed window to the rear aspect. Textured ceiling. Radiator.



BATHROOM 7' 11" x 6' 2" (2.41m x 1.88m)

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with chrome mixer tap and telephone handset shower attachment. Tiled floor. Part tiled walls. Textured ceiling. Heated towel radiator.



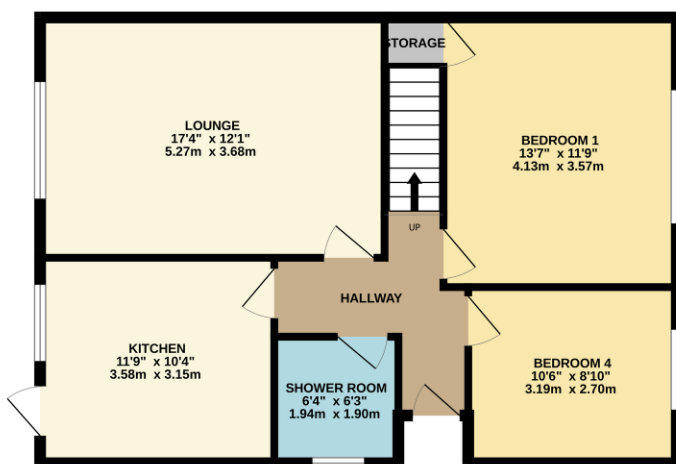
EXTERIOR

The **RECENTLY LANDSCAPED LOW MAINTENANCE REAR GARDEN** commences with balustrade decking area leading to artificial lawn. Mature flower and shrub sleeper borders. Block paved pathway to spacious side with gate providing access to the front.

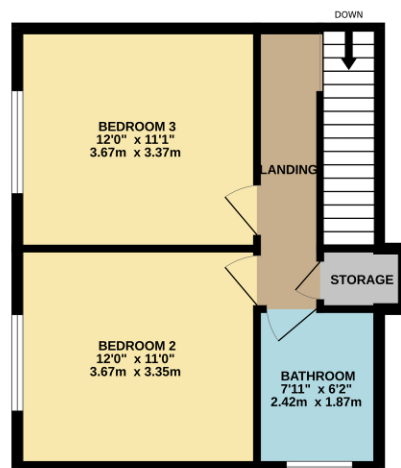


The **FRONT** has large block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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