

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Hawkwell, SS5 4LG



Guide Price £350,000 - £375,000

Situated in a semi-rural location with fields to the rear, is this spacious two bedroom semi-detached bungalow, on an impressive plot with 85ft SOUTH FACING REAR GARDEN and large frontage, benefiting from having large lounge/diner and conservatory.

Council Tax Band: C. EPC Rating: C.

Ref 20262

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Entrance via double glazed entrance door to

ENTRANCE HALL

Storage cupboard. Coving to plastered ceiling. Access to loft. Radiator.



LOUNGE 20' 7" x 10' 11" (6.27m x 3.33m)

Double glazed window to the rear aspect. Double glazed patio doors providing access to the Conservatory. Fireplace. Coving to plastered ceiling. Radiator.



CONSERVATORY 16' 8" x 9' 6" (5.08m x 2.9m)

Double glazed windows. Double glazed French doors providing access to rear garden. Tiled floor.



KITCHEN 9' 11" x 8' 5" (3.02m x 2.57m)

Double glazed window to the side aspect. Double glazed door providing access to the side. Range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Built-in Bosch oven with electric hob with extractor fan above. Tiled splash backs. Integrated dish washer. Space for appliances. Tiled flooring. Plastered ceiling.



SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Shower enclosure with glass shower door. Tiled effect flooring. Tiled walls. Radiator.



BEDROOM ONE 13' x 11' 11" (3.96m x 3.63m)

Double glazed bay window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM TWO 8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



EXTERIOR

The **SOUTH FACING REAR GARDEN** measures approximately 85' (25.91m) and commences with hard standing patio leading to laid lawn. Established flowers, trees and shrub borders. **Recently built GARAGE** with apex roof providing additional storage space. Gate to the front.



The **FRONT** also measures approximately 85' (25.91m) with large lawn area, own block paved driveway and shared driveway to the side.

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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 information only and should not 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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