

## Tudor Way, Hawkwell, SS5 4EY



### £650,000

Situated in a popular location within Hawkwell is this stunning five bedroom detached family home situated over three floors with a rear garden measuring approximately 70ft, own driveway providing off street parking for two/three vehicles and integral garage.

Having been maintained to a very high specification throughout with open plan kitchen/lounge and en suite to master bedroom. The second floor accommodation has a further double bedroom and en suite bathroom. Within walking distance to local amenities.

Viewing advised. Council Tax Band: G.

EPC Rating: C. Our Ref: 18447.

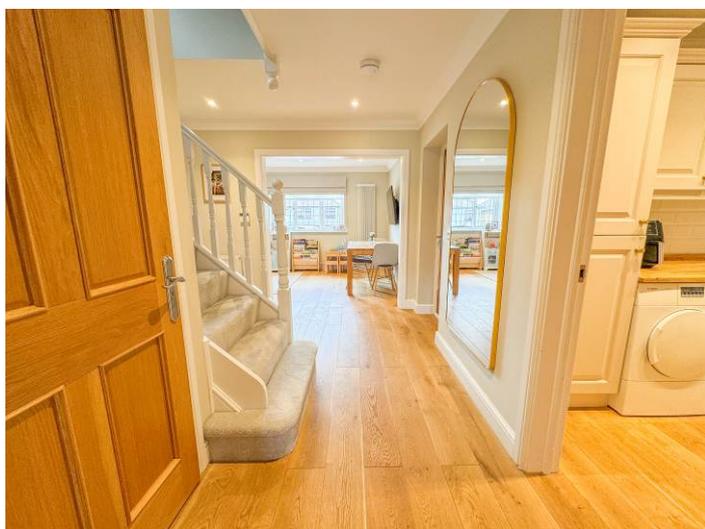
Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

Wood flooring. Stairs to first floor accommodation with under stairs storage cupboard. Oak doors to all ground floor accommodation.

Coving to plastered ceiling with inset LED spotlighting. Door to garage. Open plan through to dining room/playroom.



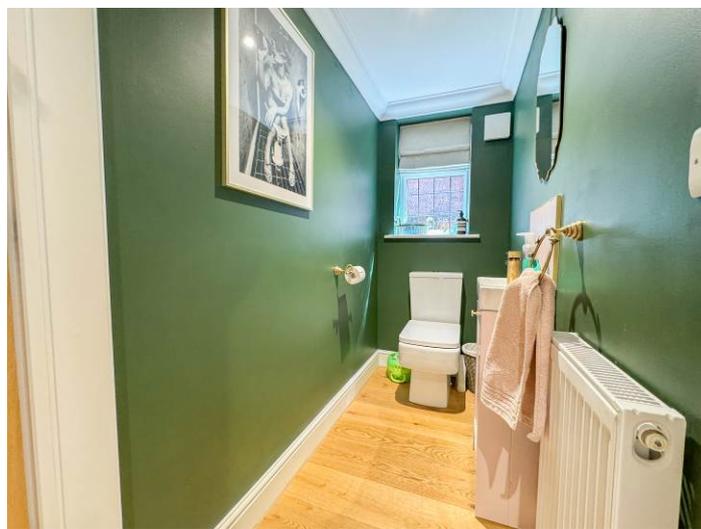
### DINING ROOM/PLAY ROOM 11' 3" x 9' 8" (3.43m x 2.95m)

Double glazed window to front aspect. Contemporary vertical radiator. Continuation of wood flooring. Coving to plastered ceiling with inset LED spotlighting.



### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with tiled splash back and vanity storage below and close coupled wc. Radiator. Wood flooring. Coving to plastered ceiling.



**UTILITY ROOM 8' 6" x 6' 2" (2.59m x 1.88m)**

Obscure double glazed window to side aspect. Double glazed door to side aspect. A range of Shaker style base and eye level units incorporating solid oak work surface with inset sink unit. Feature brick tiled splash backs. Space and plumbing for appliances. Radiator. Wood flooring. Coving to plastered ceiling with inset spotlighting.



**LOUNGE AREA 18' 7" x 11' 11" (5.66m x 3.63m)**

Double glazed French doors providing access to rear garden. Radiators. Coving to plastered ceiling with inset LED spotlighting. Wood flooring.



**OPEN PLAN KITCHEN/LOUNGE**

**KITCHEN AREA 16' 1" x 8' 6" (4.9m x 2.59m)**

Double glazed window to rear aspect. A comprehensive range of Shaker style base and eye level units incorporating solid oak work surface with inset sink drainer unit with oak upstand. Integrated eye level electric oven. Induction hob with contemporary extractor above. Feature brick tiled splash backs. Integrated fridge freezer. Integrated dishwasher. Wood flooring. Coving to plastered ceiling with inset spotlighting. Open plan through to lounge area.



### FIRST FLOOR GALLERIED LANDING

Double glazed window to side aspect. Stairs to second floor accommodation. Oak doors to all first floor accommodation. Radiator. Coving to plastered ceiling with inset LED spotlighting.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



### BEDROOM ONE 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Door to en suite.



### BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling.



**BEDROOM THREE 12' 10" x 8' 6" (3.91m x 2.59m)**

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



**BEDROOM FIVE/DRESSING ROOM 15' 2" x 8' 6" (4.62m x 2.59m)**

Double glazed window to rear aspect. Custom fitted bedroom furniture providing hanging storage and drawers. Radiator. Coving to plastered ceiling with inset LED spotlighting.



**FAMILY BATHROOM**

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer taps, corner shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Coving to plastered ceiling with inset LED spotlighting.



## SECOND FLOOR LANDING

Storage cupboard.

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

Double glazed window to front aspect. Eaves storage cupboard. Radiator. Coving to plastered ceiling.



## SHOWER ROOM

A three piece suite comprising corner shower cubicle with thermostatic shower, inset wash hand basin with ample vanity storage and close coupled wc. Feature tunnel light. Large walk in airing cupboard. Radiator. Plastered ceiling with inset LED spotlighting. Tiled flooring.



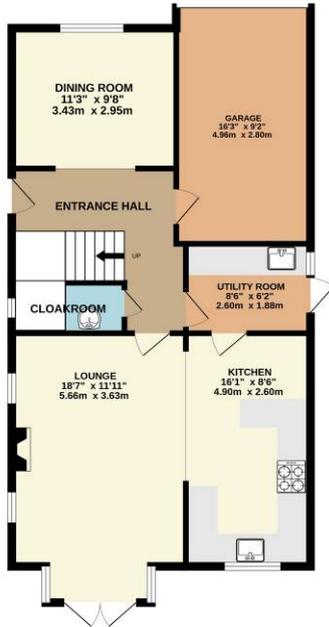
## EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with patio area with steps up to garden which is beautifully laid to lawn. Fencing to all boundaries. Low level laurel screening to rear. Gate providing access to front.

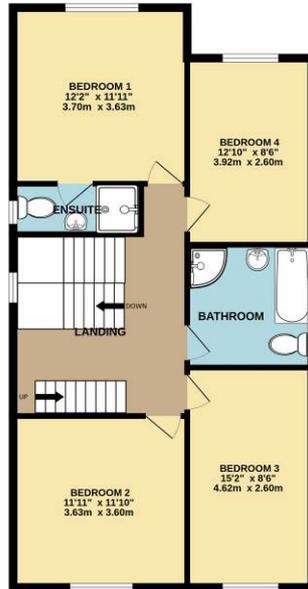


The **FRONT** has own block paved driveway providing off street parking for two/three vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.

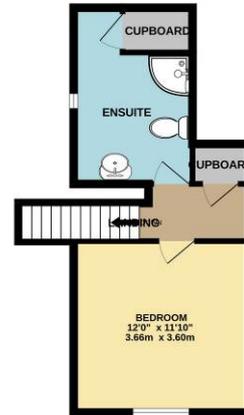
GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 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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