



## The Hawthorns

Gretna, DG16 5QA

Offers Over £230,000



- No Onward Chain
- Living Room, Dining Room and Light-Filled Conservatory
- Three Bedrooms with Master En-Suite
- Superb Storage Throughout with Built-In Cupboards & Loft
- Ample Off-Street Parking and Garage
- Detached Bungalow in a Cul-De-Sac Location
- Generous Kitchen with Breakfast Bar
- Family Shower Room
- Manageable Rear Garden with Patio, Lawn & Large Summerhouse
- EPC - C

# The Hawthorns

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**\*\*VERBAL OFFER ACCEPTED\*\***

NO CHAIN – Set at the end of a quiet cul-de-sac, this detached three-bedroom bungalow provides a generous amount of space both inside and out, with plenty of potential for modernisation. The accommodation includes three reception rooms, one being a bright conservatory overlooking the lovely rear garden, a large kitchen with breakfast bar, three bedrooms with the master benefiting from an en-suite, and a separate family shower room. Storage is another strong feature of this home, with several built-in cupboards and a sizeable loft offering excellent practicality. Externally, the rear garden is of manageable size and incorporates a large paved seating area and a substantial timber summerhouse, providing a versatile space for entertaining, hobbies or relaxation, while to the front there is ample off-street parking together with a garage. Offering scope for buyers to place their own stamp on the property, this bungalow presents a fantastic opportunity in a desirable setting and is available with no onward chain.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, conservatory, three bedrooms, master en-suite and shower room internally. Externally there is off-street parking, garage, summerhouse and front, side and rear gardens. EPC - C and Council Tax Band - E.

Gretna is a vibrant and historic border town, well known for its welcoming atmosphere and excellent transport connections. The town centre offers a wide selection of amenities, including convenience stores, bakeries, butchers, hair salons, and a range of independent shops and eateries. Renowned for its romantic heritage as a famous wedding destination, Gretna also benefits from a strong sense of community and a variety of local events throughout the year. Road links are exceptional, with the A74(M) and A75 providing swift access across South West and Central Scotland, as well as into England. The stunning landscapes of the Lake District National Park are less than an hour's drive to the south, while nearby countryside and coastal walks offer plenty of opportunities to enjoy the outdoors right on the doorstep.

Tel: 01387 245898

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, three bedrooms and shower room, radiator, loft-access point and a built-in cupboard.

### LIVING ROOM

Double glazed window to the rear aspect, radiator, fireplace with electric fire and a double opening/doorway to the dining room.

### DINING ROOM

Internal door to the kitchen, double patio doors to the conservatory, and a radiator.

### KITCHEN

Fitted kitchen with breakfast bar, comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated under-counter fridge, integrated under-counter freezer, space and plumbing for a washing machine, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, radiator, two double glazed windows to the front aspect and an external door to the side garden.

### CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, tiled flooring and a radiator.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, two built-in cupboards/wardrobes and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator and an internal door to the shower room.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, fitted wardrobes and a built-in cupboard/wardrobe.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance gravel and paved garden, along with a large block-paved driveway allowing off-street parking for multiple vehicles. Access from the driveway into the garage, along with an access gate to the side garden.

Rear Garden:

To the rear of the property is a generous and enclosed garden, benefitting a large paved seating area, lawned garden with borders and a large detached timber summerhouse with veranda.

Side Garden:

To the side of the property is a paved garden area, accessible from both the front garden and rear garden, along with access door from the kitchen. Within this area is a large timber garden shed.

### SUMMERHOUSE

Power and lighting internally.

### GARAGE

Electric roller garage door, pedestrian access door, power and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - duration.avocado.mainly

### AML DISCLOSURE:

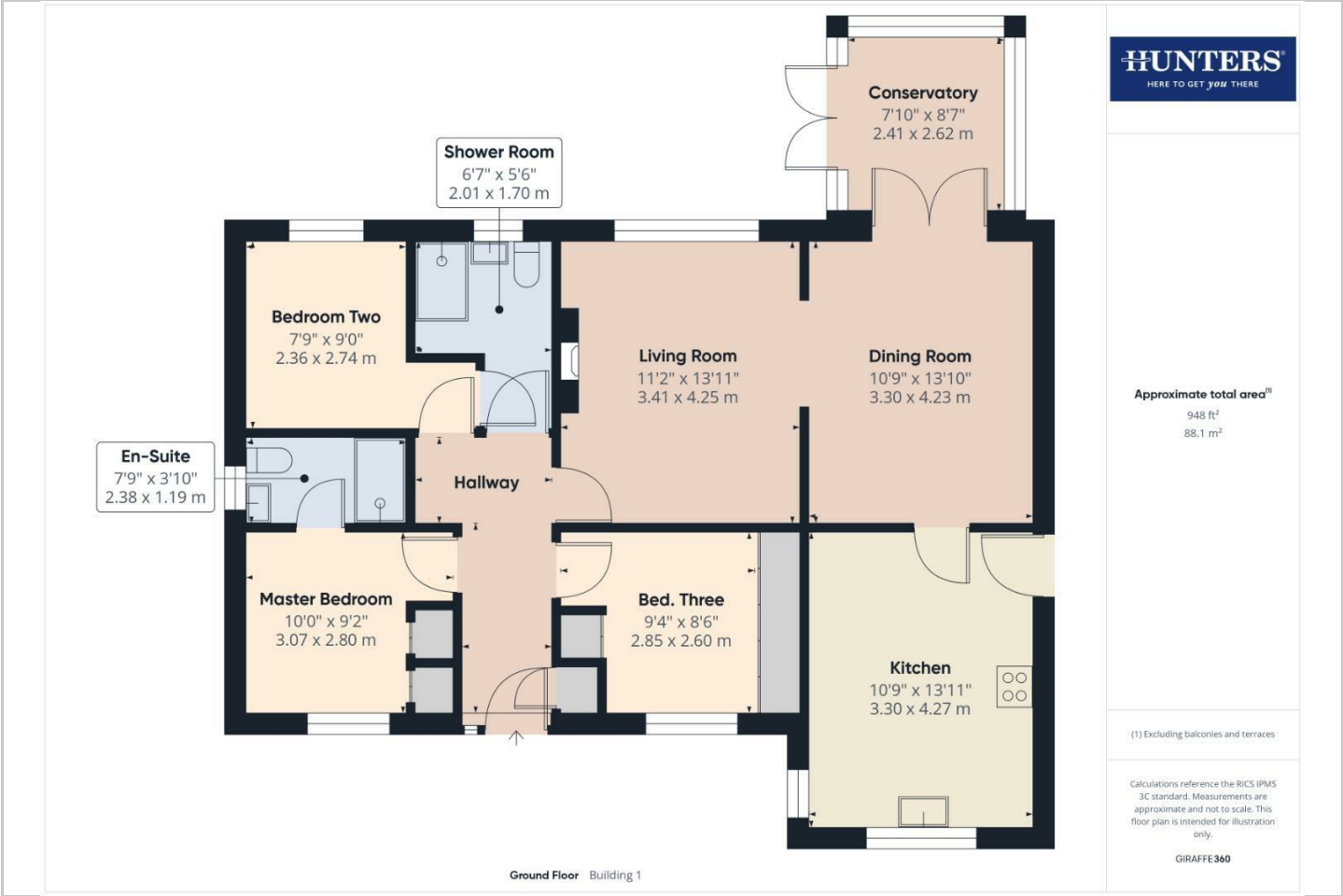
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### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



Floorplan



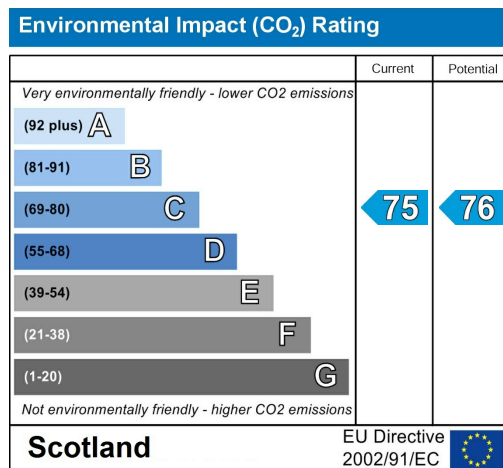
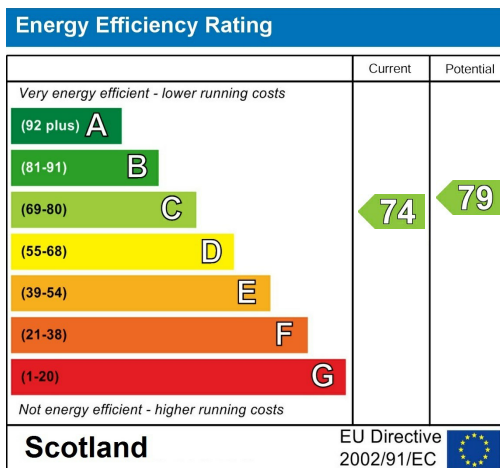








## Energy Efficiency Graph

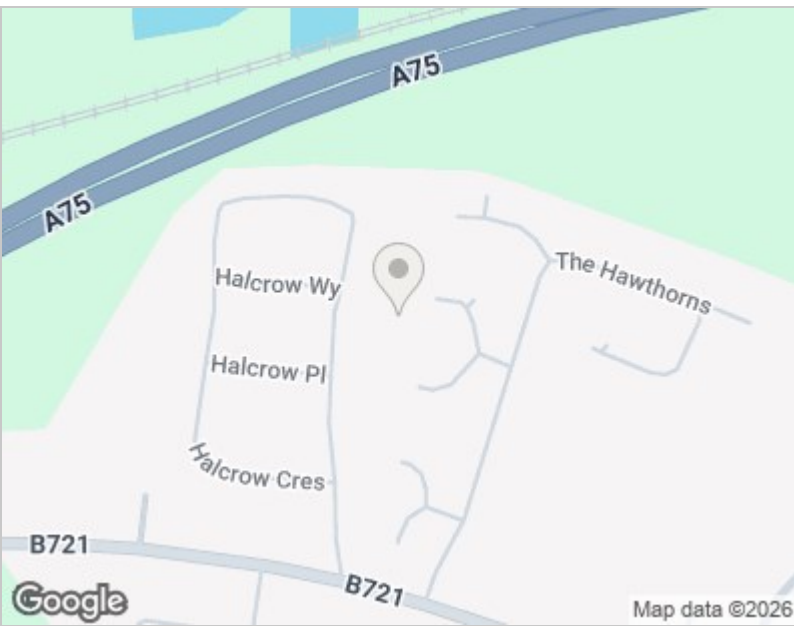


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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