



- Set in 0.5 Acres
- Uninterrupted Views
- Detached Family Home
- 4 Good Size Bedrooms
- 20ft9 Lounge
- Double Garage
- Ample Off Street Parking
- Convenient Town & Motorway Links

The Hawthorns,  
Trentside, Derrythorpe, DN17 3JB,  
£425,000







The Hawthorns is a well presented spacious detached property positioned in a peaceful plot of 0.5 acres with uninterrupted views. The internal accommodation briefly comprises of 4 well proportioned bedrooms, family bathroom with four piece suite and a galleried landing to the first floor, whilst downstairs boasts a good size entrance hall, 20ft9 lounge with French doors overlooking the rear garden, separate dining room also enjoying pleasant views, 17ft2 kitchen with a range of built in appliances, utility room and ground floor WC. The property sits in a fantastic location benefiting from convenient town links and nearby motorway access, whilst also enjoying quiet countryside living. The extensive plot is approximately 0.5 acres and includes ample off street parking for numerous vehicles, double garage and a fully enclosed rear garden which is mainly laid to lawn with fantastic views. An internal inspection is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: E





## Entrance Hall

Having uPVC double glazed door and windows to the front aspect, covered ceiling, radiator and stairs rising to the first floor with under stairs storage cupboard.

## Ground Floor WC

3' 8" x 4' 8" (1.12m x 1.42m)

Having uPVC double glazed window to the front aspect, radiator, wash hand basin, low level WC and covered ceiling.

## Lounge

11' 7" x 20' 9" (3.53m x 6.32m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear aspect, radiator, feature electric fireplace, wall lights, decorative coved ceiling and double doors into the dining room.

## Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Having uPVC double glazed French doors to the rear aspect, radiator, decorative coved ceiling and ceiling rose.

## Kitchen

10' 9" x 17' 2" (3.27m x 5.23m)

Having uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in dishwasher, built in oven and grill, built in hob with extractor over, built in fridge, ceiling spotlights, radiator and coved ceiling.

## Utility Room

10' 9" x 4' 8" (3.27m x 1.42m)

Having uPVC double glazed window to the side aspect, base unit with work surfaces over, sink and drainer unit, space/plumbing for washing machine, space for full height fridge freezer and door into garage.

## First Floor Landing

Having two uPVC double glazed windows to the front aspect, cupboard, covered ceiling, loft access and ceiling rose.

## Bedroom 1

11' 7" max x 13' 7" max (3.53m x 4.14m)

Having uPVC double glazed window to the front aspect, covered ceiling, radiator, decorative ceiling rose, fitted wardrobes and fitted dressing table with drawers.

## Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m)

Having uPVC double glazed windows to the front and side aspects, covered ceiling and radiator.

## Bedroom 3

11' 6" x 10' 8" (3.50m x 3.25m)

Having uPVC double glazed window to the rear aspect, covered ceiling and radiator.

## Bedroom 4

11' 7" x 9' 10" (3.53m x 2.99m)

Having uPVC double glazed window to the rear aspect, covered ceiling and radiator.

## Family Bathroom

10' 3" x 6' 7" (3.12m x 2.01m)

Having uPVC double glazed window to the rear aspect, panelled jacuzzi bath with shower attachment, wash hand basin and low level WC set in vanity unit, shower cubicle with body jets, ceiling spotlights, heated towel rail, tiled walls and tiled flooring.

## Double Garage

16' 8" x 18' 1" (5.08m x 5.51m)

Having two up and over doors (one electric), oil central heating boiler, door to the rear garden, light, power and loft space.

## Outside

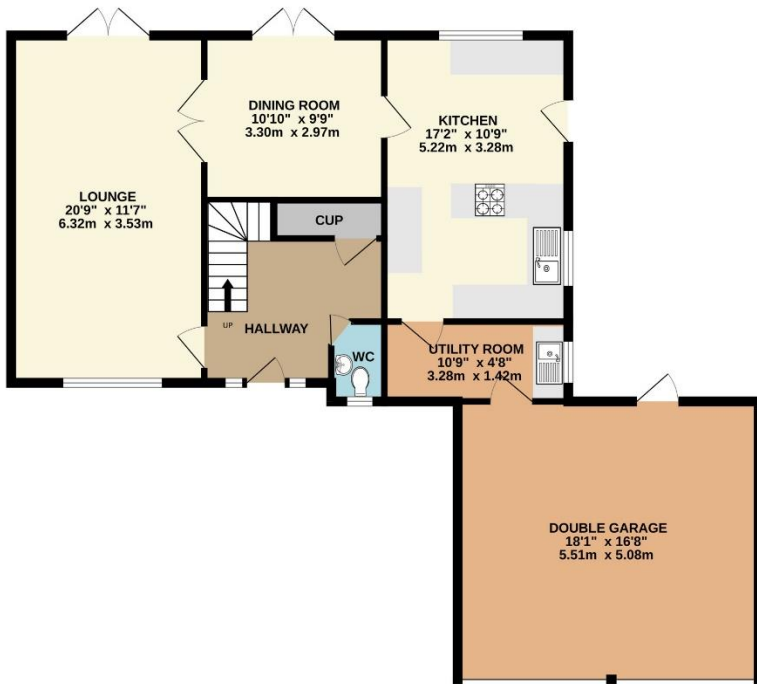
The property is sat in a quiet plot of half an acre in a highly sought after location with unobstructed views. Upon arrival, a driveway provides a great amount of off street parking to the front with a dwarf wall frontage, well maintained lawned gardens, apple tree and hedging. The driveway also leads to the double garage. The rear garden is enclosed by fenced perimeters and is mainly laid to lawn with a small paved area and oil tank.



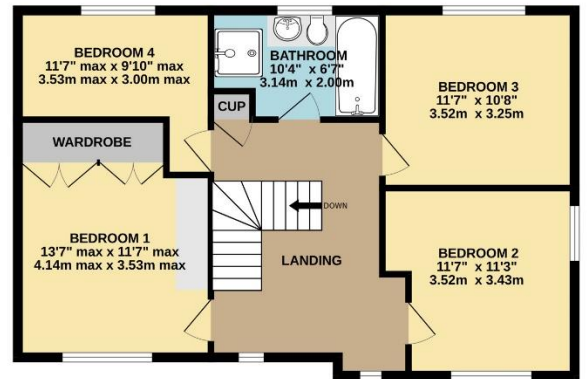




GROUND FLOOR



1ST FLOOR



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