



Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE



8 Hawthorn Close, Knodishall

£310,000 Freehold

2 Bedroom Detached Bungalow • Spacious living room • Conservatory with garden access • Spacious garden with patio • Garage • French doors • Modern kitchen units • Integrated oven • Modern bathroom • Off-road parking • Low-maintenance front garden

A well-presented two-bedroom detached bungalow, situated in a quiet residential area of Knodishall, offering generous off-road parking, a detached garage and no onward chain.

The property has been improved by the current owner and provides well-planned, comfortable accommodation throughout.

Entrance Hall

Accessed via a uPVC front door, with radiator, two built-in storage cupboards and access to the loft (with ladder fitted).

Kitchen

Fitted with a range of high and low-level shaker-style units with marble-effect work surfaces and tiled splashbacks. Single drainer sink unit, integrated electric oven and hob, window to the front aspect and glazed door to the side. Space for fridge/freezer and washing machine. Oil-fired boiler.

Living Room

A bright and spacious room with windows to the side aspect, two radiators and double doors leading into:

Conservatory

A generous addition with polycarbonate roof, radiator and double doors opening onto the rear garden.

Bedroom One

Located to the front with bay window, radiator and an extensive range of fitted wardrobes, bedside units and dressing table providing excellent storage.

Bedroom Two

Window to the rear aspect, radiator, fitted wardrobes along with additional shelving and drawer units.



Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, wash hand basin and low-level WC. Partially tiled walls, tiled flooring, radiator and window to the side.

Outside

To the rear, the property benefits from a fully enclosed garden, mainly laid to lawn with a small patio seating area.

A pathway leads to the **detached single garage** with up-and-over door, power connected and a personal door from the garden. Double gates provide access to the front driveway, offering ample off-road parking.

There is also a useful storage shed with power.



