

Your Wisest Move

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Independent Estate Agents



Why Live Any Where Else?
Bower Road, Hextable

Offers in the Region of £465,000
FREEHOLD

Eagerly anticipated and welcomed to the market is this modern and spacious three-bedroom semi-detached family home, ideally positioned within the popular village of Hextable. Offering well-proportioned and versatile living accommodation throughout, the property boasts generous open-plan reception spaces, ample off-street parking, a garage and a private rear garden. Further benefiting from convenient access to a range of local shops, well-regarded schools and everyday amenities, this is a wonderful opportunity to acquire a well-appointed family home in a desirable village setting. EPC Rating 62 D

FEATURES INCLUDE:

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|--|---|
| ☒ 3 Bedroom Family-Home | ☒ Close to Local Shops & Amenities |
| ☒ 2 Reception Rooms | ☒ Large Living Accommodation |
| ☒ Driveway to Front | ☒ Private Rear Garden |

REF: 10543

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

DRIVEWAY Large front driveway providing off-street parking, with gated side access leading through to the rear garden and garage.

PORCH 8' x 3' (2.44m x 0.91m) A natural divide the porch boasts a double-glazed feature front door and easy to clean fully-tiled flooring.

FAMILY ROOM 17' 8" x 13' 5" (5.38m x 4.09m) An impressive and generously proportioned family room, featuring a large double-glazed window to the front, two wall-mounted radiators, fitted storage beneath the stairs and an attractive electric feature fireplace creating a welcoming focal point.

DINING ROOM 11' 11" x 9' 6" (3.63m x 2.9m) The dining room offers excellent space for family meals and entertaining, with double-glazed sliding doors opening directly onto the rear garden, allowing plenty of natural light into the room, alongside a wall-mounted radiator, and durable wood-laminate flooring.

KITCHEN 11' 11" x 7' 5" (3.63m x 2.26m) Fitted with an array of matching wall and base units with worktops over, incorporating an integrated fridge freezer, oven, induction hob, washing machine and dishwasher. Further benefiting from a double-glazed window overlooking the rear, fully-tiled flooring, and part-tiled walls.

FIRST FLOOR LANDING A bright and well-presented first-floor landing with double-glazed window to the side, fitted carpet and loft hatch providing access to the loft space.

BEDROOM ONE 13' 7" x 9' 6" (4.14m x 2.9m) A spacious bedroom boasting a large double-glazed window to the front, a fitted carpet, a wall-mounted radiator and a range of built-in wardrobes providing excellent storage.

BEDROOM TWO 12' x 9' 6" (3.66m x 2.9m) A generous second bedroom with double-glazed window overlooking the rear garden, wood-laminate flooring, fitted wardrobes, and a wall-mounted radiator.

BEDROOM THREE 9' 7" x 7' 9" (2.92m x 2.36m) A great sized third bedroom with double-glazed window to the front, wood-laminate flooring and a wall-mounted radiator.

BATHROOM 7' 9" x 6' 4" (2.36m x 1.93m) A well-appointed family bathroom comprising a modern P-shaped bath, wash hand basin and heated towel rail, with double-glazed window, tiled flooring and part-tiled walls.

SEPERATE W/C A useful separate cloakroom fitted with a low-level W/C, double-glazed window to side, and fully tiled flooring.

GARDEN 44' 6" x 26' 6" (13.56m x 8.08m) An attractive and well-maintained rear garden, offering a decked seating area and an astro-turf lawn, creating an excellent low-maintenance space for relaxing and entertaining. Gated side access leads to the front, with further access to the detached garage, which benefits from an up-and-over door.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

