VICTORIA ESTATES & PROPERTY MANAGEMENT

5 The Hawthornes, Rufford

Offers in Excess of **£425,000**

Situated within the peaceful cul-de-sac of The Hawthornes, this spacious four-bedroom detached family home offers excellent living accommodation, peaceful outdoor space, and beautiful views to the rear. Offered to the market with no onward chain, this is an ideal opportunity for families looking for their next home. The ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen, utility room, convenient WC, and a bright conservatory overlooking the rear garden. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, together with a family bathroom serving the remaining three bedrooms. Externally, the property benefits from a front garden, an enclosed rear garden enjoying lovely open field views, a private driveway, and a garage, providing ample parking and storage. Combining spacious family accommodation with a quiet cul-de-sac setting and stunning rear views, this property is a fantastic opportunity and must be viewed to be fully appreciated.
Council Tax band: F

Tenure: Freehold

- Detached Family Home
- Cul De Sac Location
- Two Receptions Plus Conservatory
- Four Bedrooms
- Bathroom, En-Suite & WC
- Enclosed Rear Garden With Views
- Private Driveway & Garage
- No Onwards Chain

Entrance Hall
Front door into hallway with stairs to 1st floor and doors leading into dining, kitchen, lounge and WC.

Lounge
21' 2" x 11' 7" (6.44m x 3.52m)
Bay windows to front and feature fireplace.

Dining Room
16' 0" x 11' 3" (4.87m x 3.44m)
Open plan into sun room/conservatory.

Kitchen
12' 11" x 9' 5" (3.94m x 2.86m)
A range of eye and low level unit incorporating a stainless steel sink and drainer unit. Plumbed in dishwasher, tiled flooring and window to rear. Archway into utility area.

Utility
6' 0" x 6' 5" (1.82m x 1.96m)
Eye and low level units with worktop and sink and drainer unit. Plumbed in for washing machine. Tiled flooring, boiler and door to side leading to front and rear.

WC
Two piece suite comprising vanity wash hand basin and low level WC. Window to rear.

Conservatory
10' 8" x 7' 7" (3.24m x 2.30m)
Open plan into dining room and doors into garden.

Landing
Doors leading into four bedrooms and bathroom. Loft access - partially boarded.

Bedroom One
11' 9" x 13' 10" (3.58m x 4.22m)
Window to front and door into En-suite.

En-Suite
7' 0" x 3' 9" (2.13m x 1.15m)
Three piece suite comprising shower cubicle, vanity wash hand basin and low level WC. Partly tiled walls, storage cupboard and heated towel rail. Window to side.

Bedroom Two
11' 10" x 11' 9" (3.60m x 3.58m)
Window to rear.

Bedroom Three
10' 10" x 9' 0" (3.29m x 2.75m)
Window to rear.

Bedroom Four
6' 11" x 11' 7" (2.12m x 3.52m)
Window to front.

Bathroom
7' 10" x 5' 9" (2.40m x 1.74m)
Four piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin, bidet and low level WC. Window to front.

Garage
16' 8" x 9' 9" (5.09m x 2.96m)
Up and over door to front with door to rear leading into garden. Electrics.

Front Garden

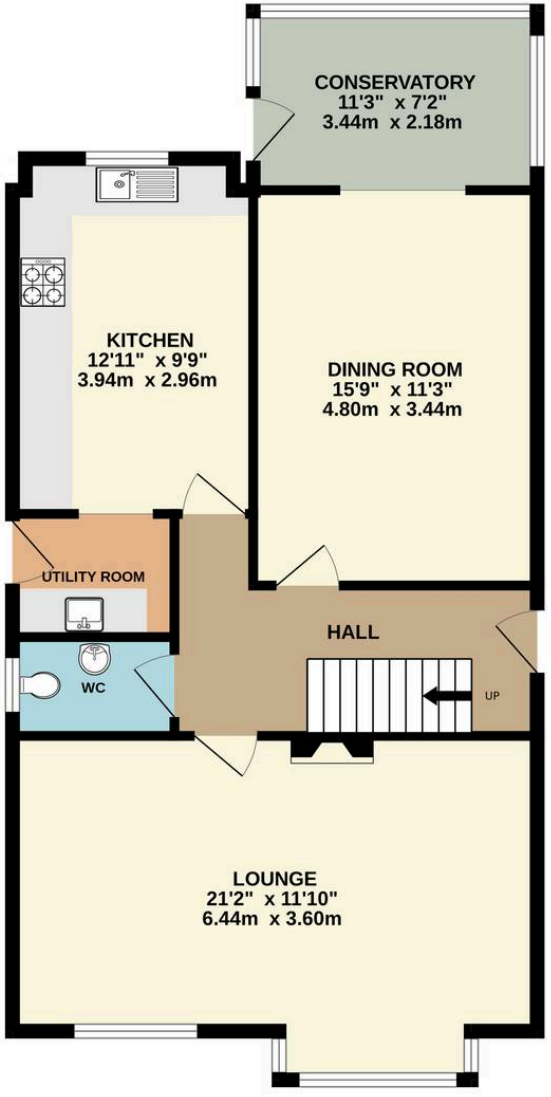
Front lawn with planted borders and private driveway.

Rear Garden

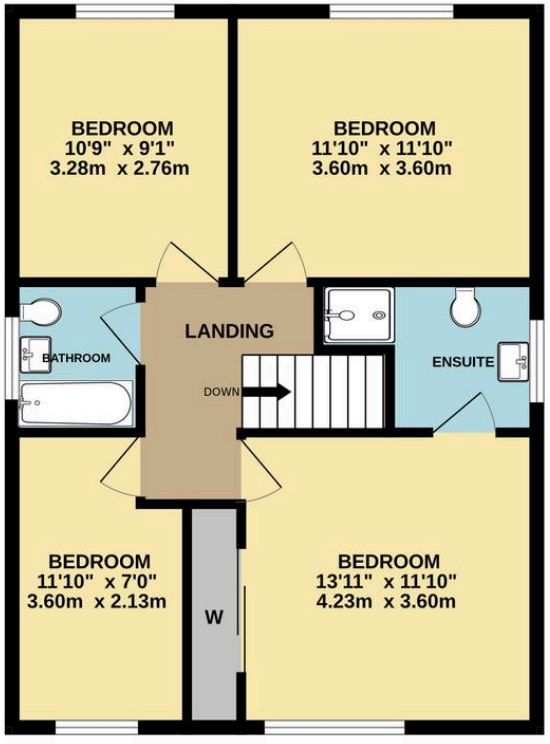
Enclosed rear garden with access to front via gate and door into garage. Mainly lawn and planted borders with both decked and patio areas. Small pond, wooden shed and field views to the rear.

Driveway
Private driveway with spaces for 2 cars.

GROUND FLOOR



1ST FLOOR



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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