

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Hawkwell, SS5 4LA



Guide Price:
£375,000 - £400,000

Situated on the popular Rectory Road is this immaculate three large bedroom semi detached chalet with spacious lounge, south east facing rear garden, double garage and driveway providing plenty of off street parking.

Council Tax Band: D. EPC Rating: TBC.

Viewing advised. Our Ref:15623.

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Accommodation comprises:

Entrance via uPVC double glazed entrance door under **STORM PORCH** leading to porch.

PORCH

Doors to entrance hall, lounge and utility room. uPVC double glazed window to front aspect. Wood effect laminate flooring. Coving to plastered ceiling. Radiator. Feature brick wall with seat.



ENTRANCE HALL

Plastered ceiling. Radiator. Continuation of wood effect laminate flooring.

UTILITY ROOM 6' 6" x 3' 11" (1.98m x 1.19m)

uPVC double glazed window to side aspect. Low level storage cupboard with wood top. Plumbing for washing machine to remain. Combination boiler. Continuation of wood effect laminate flooring. Plastered ceiling.



LOUNGE 16' 11" x 10' 6" (5.16m x 3.2m)

uPVC double glazed window to front aspect. Brick built fireplace. Radiator. Coving to plastered ceiling. Half wood panelled walls.



DINING ROOM 11' 8" x 10' 6" (3.56m x 3.2m)

Stairs to first floor accommodation. Radiator. Plastered ceiling. Open into kitchen.



KITCHEN 10' 6" x 9' 3" (3.2m x 2.82m)

uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect. A range of Howden base and eye level units incorporating roll top work surface with inset sink drainer unit. Oven (to remain) with brick surround continuing over the electric hob with extractor fan. Integrated fridge to remain. Tiled flooring.



MASTER BEDROOM 21' 10" x 10' 4" (6.65m x 3.15m)

uPVC double glazed window to rear aspect. Freestanding wardrobes. Radiator. Plastered ceiling. Continuation of wood effect laminate flooring.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath shower screen and shower over, pedestal wash hand basin and close coupled wc. Part tiled walls. Tiled flooring.



FIRST FLOOR LANDING

Eaves storage.

BEDROOM ONE 17' 5" x 11' (5.31m x 3.35m)

Two uPVC double glazed windows to rear aspect. Two radiators. Built in wardrobes. Coving to plastered ceiling.



EN SUITE

A three piece suite comprising shower, pedestal sink with vanity unit and close coupled wc. Towel rail radiator. Wood effect porcelain tiled flooring. Tiled walls.



BEDROOM TWO 17' 5" x 10' 6" (5.31m x 3.2m)

Double glazed windows to front aspect. Built in wardrobes and matching units. Radiator. Coving to ceiling.

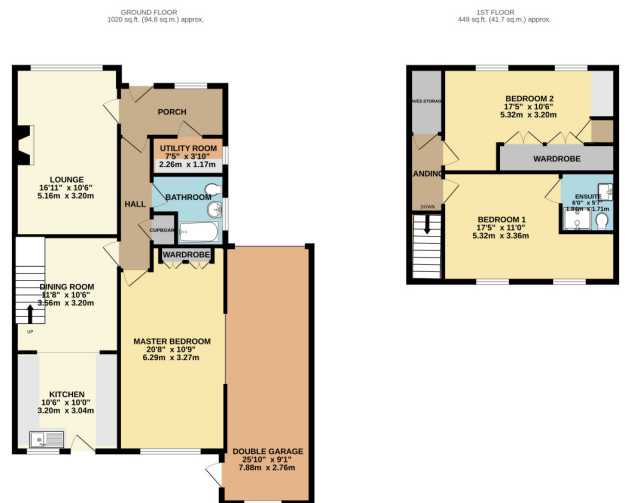


EXTERIOR.

A SOUTH EAST FACING REAR GARDEN measures approximately 45ft (13.72m) with a pergola with Wisteria. Patio area. Laid to lawn. Shrub borders. Further patio area to corner. Door to **DOUBLE GARAGE 27' 9" x 9' 1" (8.46m x 2.77m)** with up and over door.



The **FRONT** has a block paved driveway providing off street parking for approximately three/four vehicles. Shrubs to side. Small brick wall to front boundary.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.