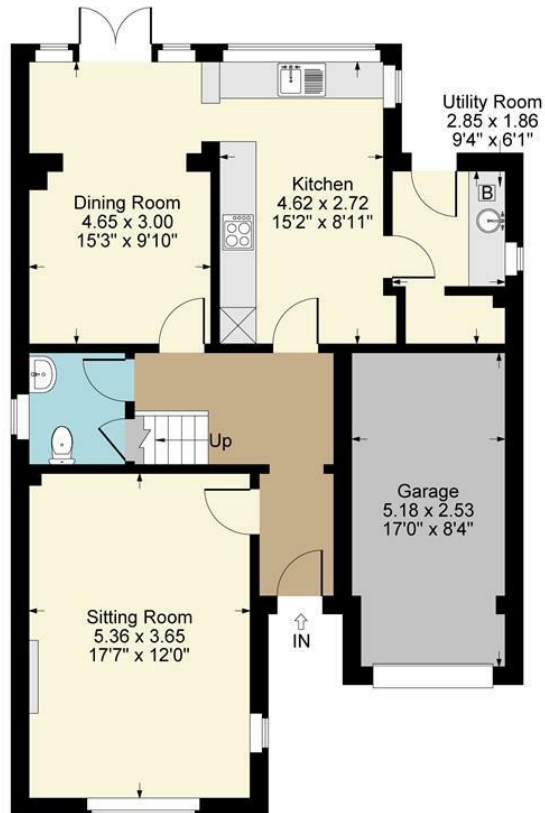


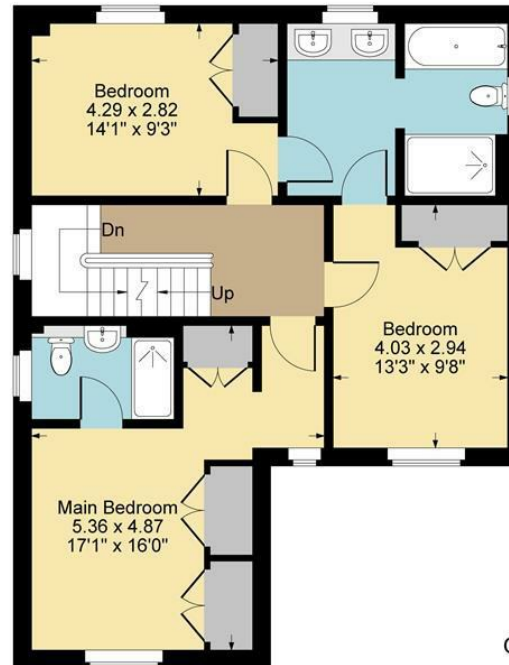


70 Hawthorn Way, Shipston-On-Stour, CV36 4FD

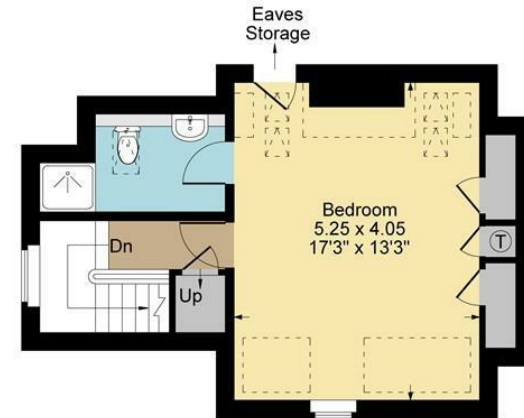
70 Hawthorn Way, Shipston-on-Stour



Ground Floor



First Floor



Second Floor

 Denotes restricted head height

Approximate Gross Internal Area
 Ground Floor = 66.04 sq m / 711 sq ft
 First Floor = 67.21 sq m / 723 sq ft
 Second Floor = 34.14 sq m / 368 sq ft
 Garage = 12.93 sq m / 139 sq ft
 Total Area = 180.32 sq m / 1941 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- A spacious four bedroom, three bathroom detached house
- Two reception rooms
- Kitchen and Utility Room
- Two en-suites and a Jack and Jill bathroom
- Landscaped garden
- Driveway and garage
- Cul de sac location



£545,000

A spacious four bedroom, three bathroom detached house with driveway, garage and garden. Located in a tucked away position in a popular location.

ENTRANCE

Entrance hall leading to the cloakroom with window to side, wash hand basin unit and W,C, plus an under stairs cupboard.

SITTING ROOM

Sitting room with window to front, fireplace with inset wood burning stove.

KITCHEN

The kitchen has a window to the rear, with a range of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with a extractor fan hood over. There is an integrated oven, dishwasher and space for a fridge freezer. The utility room has a door to rear and window to side, with a work surface incorporating stainless steel sink, cupboard, space for washing machine and tumble dryer, plus a wall mounted gas boiler and generous storage area with shelving.

DINING ROOM

Dining room windows and double doors to rear space for dining and seating.

LANDING

First floor landing with doors to three bedrooms and family bathroom

BEDROOM

Bedroom with a window to the front, having access to the loft plus three sets of fitted double wardrobes.

ENSUITE

The ensuite shower room has a window to the side,

shower cubicle, wash hand basin unit and W,C unit with storage

BEDROOM

Bedroom with windows to front and a fitted double wardrobe with a door to the Jack and Jill bathroom

BATHROOM

Jack and Jill bathroom, window to rear his and hers wash hand basin unit, roll top bath, double width shower cubicle, W,C, heated towel rail.

BEDROOM

Bedroom window to rear double wardrobe door to Jack and Jill bathroom

SECOND FLOOR MAIN BEDROOM SUITE

The main bedroom has a vaulted ceiling door, dormer window to front skylight windows to rear two single wardrobes and boiler cupboard housing pressurised water tank, eaves storage cupboard

ENSUITE

Ensuite shower room with window to rear, shower cubicle, wash hand basin and WC unit with storage.

OUTSIDE

Outside to the front is a double driveway leading to garage with up and over door internal power and light, workbench to rear with a paved pathway to the side gate which leads to rear garden with a mix of pathways patios laid to lawn planted beds, mature shrubs and trees. There is a slate chipping seating area, timber shed, outside tap, light and power points and panel fence boundaries.

GENERAL INFORMATION







TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Peter Clarke

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