

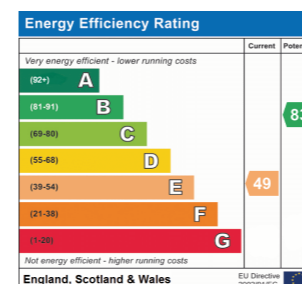


Sparrowhawk Way, Hartford PE29 1XE

Guide Price £375,000



- Extended Property
- Four Bedrooms
- Re-Configured Open Plan Accommodation
- En Suite To Principal Bedroom
- Three Reception Rooms
- Garaging And Driveway
- Landscaped Gardens
- Cul De Sac Position
- Desirable 'Birds' Estate Location



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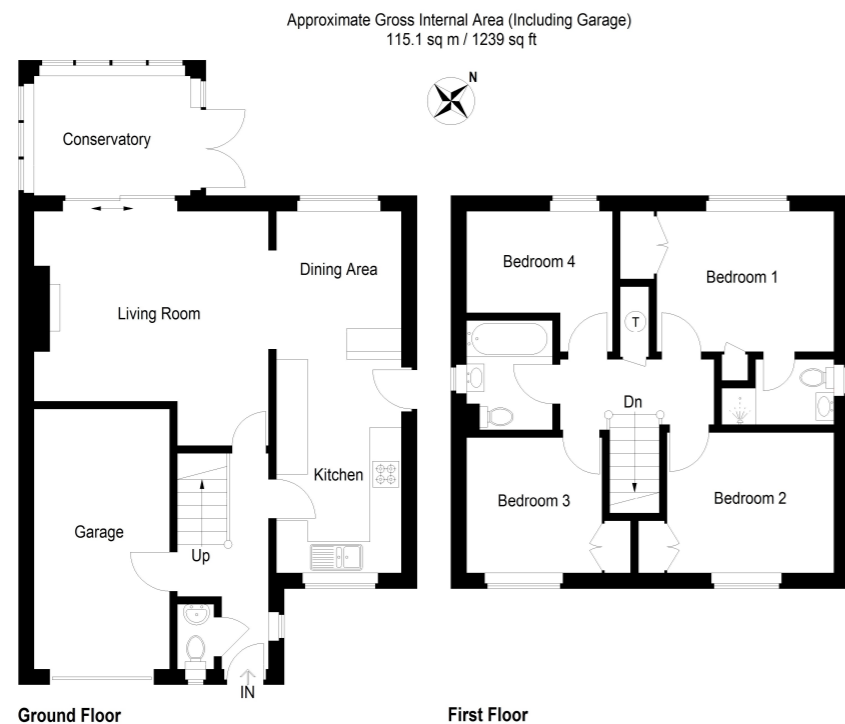
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094158)
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Integral Storm Canopy Over

UPVC glazed panel door to

Entrance Hall

14' 0" x 8' 2" (4.27m x 2.49m)

UPVC window to front aspect, radiator, coving to ceiling, stairs to first floor, understairs storage, central heating thermostat, laminate flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiling and glass contour border tiling, UPVC window to front aspect, access to secondary loft space, laminate flooring.

Garage

16' 2" x 8' 8" (4.93m x 2.64m)

Up and over door, power, lighting, wall mounted gas fired central heating boiler serving hot water system and radiator, appliance spaces, plumbing for automatic washing machine, vinyl floor covering.

Kitchen/Dining Room

22' 9" x 7' 11" (6.93m x 2.41m)

A triple aspect room with UPVC windows to front and rear, UPVC glazed door to side aspect, offering an open plan space centrally divided with a peninsular breakfast bar, drawer units, glass fronted display cabinets, larder unit, integral electric oven and gas hob with bridging unit and suspended extractor fitted above, single drainer one and a half bowl ceramic sink unit with mixer tap, plumbing for automatic dishwasher, under unit lighting, radiator, laminate flooring.

Sitting Room

14' 11" x 14' 6" maximum (4.55m x 4.42m)

Two radiators, TV point, telephone point, central fireplace with inset Living Flame electric fire with moulded timber surround, coving to ceiling, sliding double glazed patio doors access

Conservatory

9' 6" x 7' 7" (2.90m x 2.31m)

Of brick based UPVC double glazed construction, double poly carbonate roofing, French doors to garden terrace to the rear, laminate flooring.

First Floor Galleried Landing

Airing cupboard housing hot water cylinder and shelving, access to insulated loft space, single panel radiator.

Bedroom 1

10' 10" x 9' 9" (3.30m x 2.97m)

Single panel radiator, double wardrobe with hanging and shelving, shelved cupboard storage.

En Suite

6' 11" x 4' 4" (2.11m x 1.32m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, UPVC window to side aspect, screened shower enclosure with independent shower unit fitted over, single pane radiator.

Bedroom 2

10' 10" x 8' 10" (3.30m x 2.69m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving.

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving.

Bedroom 4

9' 6" x 9' 6" (2.90m x 2.90m)

UPVC window to rear aspect, single panel radiator.

Family Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, heated towel rail, panel bath with folding screen and independent shower unit fitted over, laminate flooring.

Outside

The frontage is hard landscaped and gives parking for two vehicles with outside lighting. The rear garden is pleasantly arranged and landscaped with an extensive paved terrace, outside tap and lighting, timber constructed planters, steps leading up to areas of lawn, a further paved terrace, greenhouse and timber shed. The garden is stocked with a range of ornamental shrubs, flowers and trees enclosed by a combination of panel fencing and trellis work offering a good degree of privacy and gated access extends to the front.

Tenure

Freehold

Council Tax Band - D

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