



Total Area: 108.3 m<sup>2</sup> ... 1165 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Hawkins Way, Bovington

**£599,950**

An opportunity to acquire an immaculately presented three bedroom detached house, located in a quiet cul de sac location, within a short walk of the village high street. The house has been recently extended on the ground floor and now has a beautiful kitchen with an open plan sitting area and an island unit creating dining for excess of 6 people. There is a rear south facing 60ft garden with sun decking and a summerhouse. The accommodation comprises of Entrance hall, cloakroom/WC, kitchen/ sitting room, utility room, three bedrooms, family bathroom, garage. There is great potential to convert the existing loft area and garage space into further accommodation, Subject to obtaining planning permission/ building regs.



## Ground Floor

### Storm Porch

Double glazed front door to:

### Entrance hall

Stairs to first floor, tiled flooring, down lighters, doors to:

### Utility room

A range of base units in white, stainless steel sink, tiled splash backs, Worcester Bosch gas central heating boiler, window to front, space and plumbing for .

### Cloakroom/ WC

Close coupled WC with consealed cistern, wash hand basin recessed into vanity unit, radiator, tiled flooring, halogen downlighters, window to front.

### Kitchen/ Sitting Room. Dining Room

A newly fitted Haka kitchen with white quartz work surfaces, integrated Neff 5 ring induction hob, "Kettle" hot tap with filtered water, Integrated dishwasher,

Integrated fridge/freezer, Siemens oven microwave. 6 seater island unit with storage underneath. Sofa area with bi folding doors leading to the rear garden, point for wall mounted TV.

## First Floor

### Landing

Loft hatch with loft ladder, coved ceiling, doors leading to:

### Bedroom 1

Two windows to rear garden, downlighters, point for wall mounted TV, coved ceilings, radiator a range of fitted wardrobes and drawer unit.

### Bedroom 2

Window to front, airing cupboard housing hot water cylinder. Radiator, down lighters.

### Bedroom 3

Window to front, radiator, down lighters.

### Family Bathroom

A three piece suite in white with chrome

fitments, fully tiled walls and floor, tiled panelled bath with shower mixer above and glazed shower screen, wash handbasin recessed into vanity unit, WC with concealed cistern, central heated chrome towel radiator. Window to side.

## Outside

### The front and rear

There is a drive way providing off road parking for 3 vehicles,

### Garage

With up and over metal garage doors, light and power.

### Rear garden

Mainly laid to lawn, with rear paved patio area, summer house with power, son decking terraced area at the bottom of the garden, pedestrian access to side driveway and front.

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