


33 Hawthorn Close, Newborough PE6 7QY
£300,000


*** DETACHED BUNGALOW IN CUL DE SAC LOCATION *** "Offers in excess of £300,000 for this fantastic detached bungalow features a garage, entrance hall, kitchen/diner, lounge, conservatory, 3 bedrooms, wc and bathroom. Featuring off road parking and driveway for several cars. It has a generous rear garden and is located towards the bottom of a cul de sac in Newborough. It's ideal for those wanting a peaceful village location that is easily accessible to surrounding villages. EPC Energy Rating - E/ Council Tax Band - C".

ABOUT

The bungalow is just a short walk from the village primary school, pub, shop, and hairdressers.

PORCH

Door to side.

ENTRANCE HALL

15' 4" x 3' 9" (4.67m x 1.14m) (approx) Door to side, loft access, cupboard and radiator.

KITCHEN / DINER

14' 2" x 9' 2" (4.32m x 2.79m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a dishwasher, plumbing for a washing machine, space for a fridge/freezer, floor mounted gas boiler and radiator. UPVC double glazed window to side, window to rear. Door to rear.

CONSERVATORY

14' 8" x 6' 7" (4.47m x 2.01m) (approx) UPVC double glazed windows to sides and rear. French doors to rear, electric radiator.

LIVING ROOM

14' 9" x 13"(max) (4.50m x 3.96m) 11' 5" (min) (3.48m) (approx)UPVC double glazed window to front, fireplace and radiator.

BEDROOM 1

12' 8" x 12' 0" (3.86m x 3.66m) (approx) UPVC double glazed window to front, built in wardrobe and radiator.

BEDROOM 2

10' 9" x 8' 0" (3.28m x 2.44m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

8' 0" x 11' 0" (max)(2.44m x 3.35m) 9' 8" (min)(2.95m) (approx) UPVC double glazed window to rear and radiator.

WC

4' 7" x 3' 5" (1.40m x 1.04m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin, UPVC double glazed window to side.

BATHROOM

6' 8" x 4' 0" (2.03m x 1.22m) (approx) Fitted with a two piece suite comprising bath with shower over, wash hand basin and radiator. UPVC double glazed window to side.

OUTSIDE

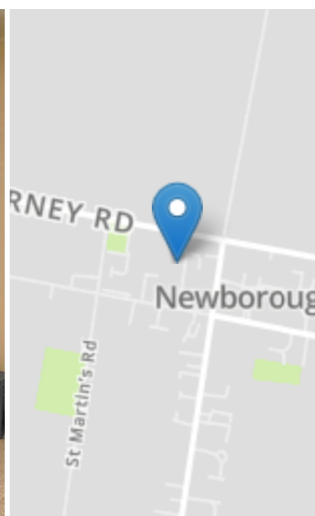
The front and side has off road parking. The rear of the property has fencing , laid to lawn and gravel area.

GARAGE

A single garage.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		52	84