



Total area: approx. 75.4 sq. metres (811.8 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon

Plan produced using PlanUp.



**Hawkins Way, Bovington**

**£465,000**

An opportunity to acquire a well presented three bedroom semi detached house with off road parking and a garage, located within a few minutes walk of Bovington High Street. The accommodation comprises of: Downstairs WC, refitted kitchen, Sitting room/dining room, conservatory, there are three bedrooms on the first floor and a family shower room. There is a private rear garden with a raised decking area and a front driveway. No upper chain.



## Ground Floor

### Storm Porch

Double glazed panelled front door to:

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, Amtico flooring, radiator, doors to:

### Cloakroom

Recently refitted in white with chrome fittings with vanity unit with inset wash hand basin with mixer tap and storage under, low level wc with concealed cistern, part tiled walls, mirror fronted cabinet, Amtico flooring,, radiator, double glazed window to front aspect.

### Sitting Room

5.0m x 4.68m (16' 5" x 15' 4") Double glazed french doors opening onto the garden and patio area, chrome recessed ceiling light, two radiators, Amtico flooring, opening to:

### Dining Area

3.21m x 1.79m (10' 6" x 5' 10") Dual aspect with double glazed windows, electric panel heater, Amtico flooring, double glazed door opening to the garden area.

### Kitchen

2.78m x 2.29m (9' 1" x 7' 6") Recently refitted with a single bowl stainless steel sink unit with mixer tap and instant 'Inskinkerator' hot and filter water tap, range of wall mounted and floor standing units with contrasting work surfaces, part tiled walls. Integrated stainless steel oven and grill, microwave oven hob and extractor hood, washing machine and dish washer, fridge/freezer. Cupboard with matching front housing wall mounted gas boiler, chrome recessed ceiling lighting, Amtico flooring, double glazed window to front aspect.

## First Floor

### Landing

Access to loft space, doors to:

### Bedroom One

4.67m x 3.04m (15' 4" x 10' 0") Two double glazed windows to rear aspect, chrome recessed ceiling lighting,, radiator.

### Bedroom Two

3.27m x 2.39m (10' 9" x 7' 10") Double glazed window to front aspect, chrome recessed ceiling lighting, radiator.

### Bedroom Three

3.08m x 2.22m (10' 1" x 7' 3") Double glazed window to front aspect, airing cupboard, chrome recessed ceiling lighting, radiator.

### Shower Room

Recently refitted to a high standard in white with chrome fittings comprising a walk in shower cubicle with Aqualisa digital shower and fitted shower screen. Wall hung wash hand basin with mixer tap and storage under, low level wc with concealed cistern, chrome heated towel rail and fitted mirror, colour co-ordinated tiled walls with feature tiling, Amtico flooring chrome ceiling lighting and extractor fan.

### Outside

#### Parking

0m x 0m (0' 0" x 0' 0") Providing off road parking for two vehicles.

#### Garage

5.10m x 2.56m (16' 9" x 8' 5") With up and over door, power and light, eaves storage.

## Front Garden

0m x 0m (0' 0" x 0' 0") Mainly laid to lawn, outside tap and outside light.

## Rear Garden

Private and well maintained with a patio area, laid mainly to lawn with fenced boundaries and gated side access, outside lights.

## Viewing

Strictly by appointment only please through Wilsons of Bovingdon, Tel 01442 831500.

[www.whitewoodproperties.co.uk](http://www.whitewoodproperties.co.uk)



**W** **W** **WHITEWOOD**  
ESTATES  
COUNTRY HOMES & VILLAGE PROPERTIES

