



Hawthorn Close



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Worcester

Offers in Region of £425,000

A modern detached home built by Kendrick Homes in 2015 position within the sought after village of Martley, boasting popular local schools, of particular merit is the Chantry High School. The house in question has an NHBC certificate valid until 2025 and is positioned with a quiet cul-de-sac location. The accommodation comprises hallway, sitting room, WC, open plan kitchen/diner, utility and integral garage. The first floor provides four bedrooms with ensuite to bedroom one and a separate family bathroom. Outside is a driveway with garage and a rear garden. A viewing is advised! Estate charge = £256 per annum.

We've Noticed

- **Detached house**
- **Four bedrooms with ensuite to bedroom one**
- **Sought after village location**
- **Chantry High School catchment**



Entrance

Through entrance door into hallway with radiator, stairs to first floor, understairs storage cupboard, doors into sitting room, WC and kitchen/diner.

Sitting Room

With front and side aspect triple glazed windows, radiator and wood burner.

WC

With vanity wash hand basin, heated towel rail and WC.

Kitchen/Diner

With matching wall and base units with work surf over, sink and drainer with mixer tap over, triple glazed window, built-in double oven, five ring gas hob and microwave as well as integrated fridge/freezer and dishwasher. Dining room with space for dining table, radiator and rear aspect triple glazed double doors opening and overlooking the rear garden and a further door into the utility room.

Utility

With space and plumbing for washing machine and dryer, sink and drainer with mixer tap over, wall units with cupboard housing Worcester Bosch boiler, radiator and rear aspect triple glazed door outside and further door into integral garage.

First Floor Landing

With loft access, radiator, airing cupboard housing hot water cylinder, doors into bedrooms one, two, three, four and family bathroom.

Bedroom 1

With front and side triple glazed windows, radiator, built-in wardrobe and door into ensuite shower room.

Ensuite Shower Room

With shower, heated towel rail, WC, wash hand basin and a side aspect triple glazed window.

Bedroom 2

With front aspect triple glazed windows, built-in wardrobe and radiator.

Bedroom 3

With rear aspect triple glazed window and radiator.

Bedroom 4

With rear aspect triple glazed window and radiator.

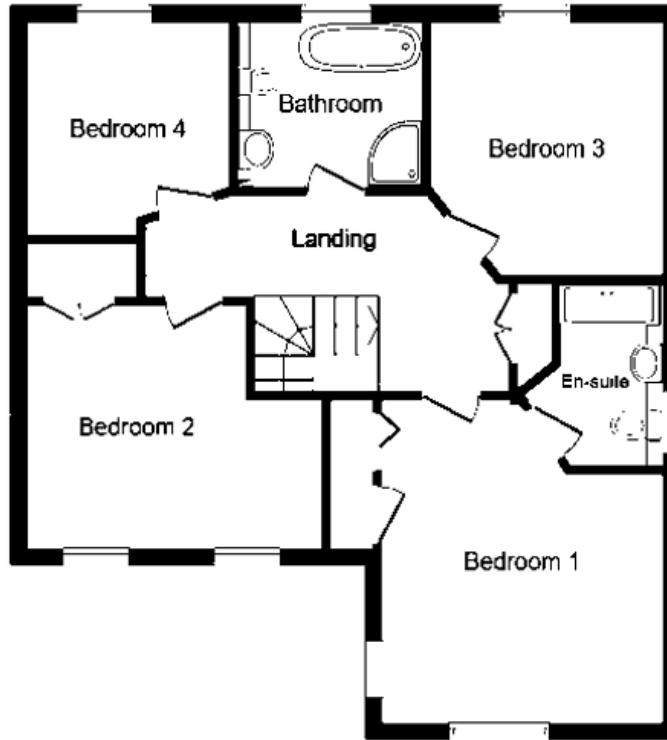
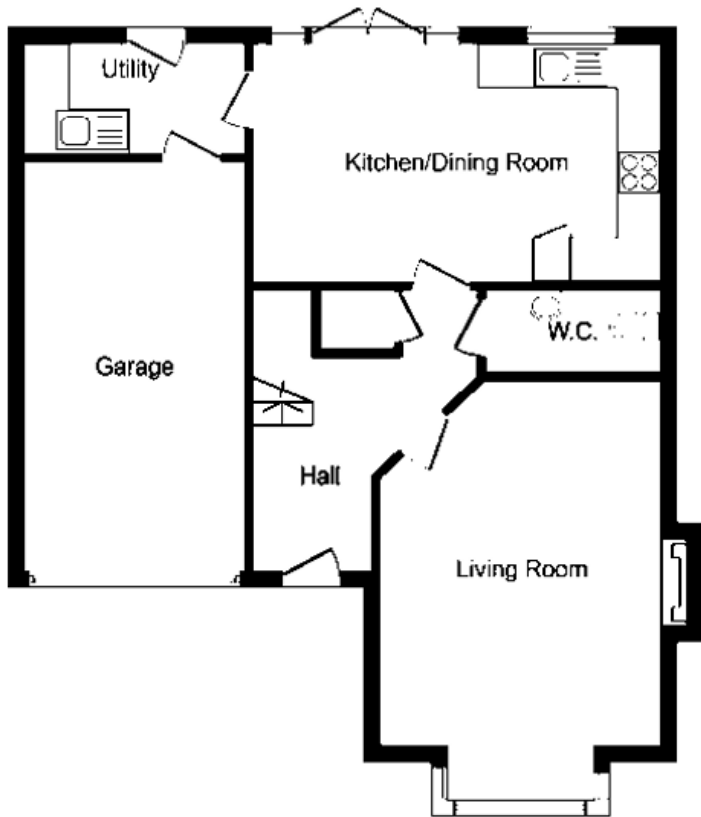
Bathroom

With WC, wash hand basin, feature bath mixer tap and shower attachment, separate shower cubicle with shower over, heated towel rail and a rear aspect triple glazed window.

Outside

The front of the property is approached via a block paved driveway with parking for two vehicles leading to a garage with up and over door and a pathway to entrance door and gated side access to the rear garden. The rear garden is laid mostly to lawn with patio area and an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		85

EU Directive 2002/91/EC

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