



Mansfield, 4 Pill Road

Hook | Haverfordwest | SA62 4LU

OIEO: £480,000 | Freehold | EPC: E



Introducing this stunning five-bedroom detached family home in the sought-after village of Hook, offering expansive front and rear grounds. Ideally located near local village amenities, this property is perfect for family living.

Upon entering, you are welcomed into a spacious entrance hallway. The lounge, featuring solid wooden flooring and a striking red brick fireplace with a log burner, sets a warm tone for the rest of the home. An additional sitting room provides further living space, while the expansive kitchen boasts solid wood units, integrated appliances, and a range cooker. The cloakroom and utility room enhance functionality, with integral access to the large double garage also available. The property comprises five double bedrooms, including a master with an en-suite shower room. Each bedroom is generously sized, making them ideal for family life. The well-presented bathroom meets all essential needs. The fifth bedroom, accessed via a private staircase, serves as an excellent guest retreat, with French doors opening to the rear and potential for a balcony overlooking the garden.

Externally, the property features an expansive private driveway accommodating multiple vehicles, wrapping around to the garage. The beautifully manicured front garden showcases a variety of trees, shrubs, and flowers, enhancing kerb appeal. The rear garden includes a landscaped patio area perfect for entertaining, a large lawned area, additional storage options, and a greenhouse.

Located just outside Haverfordwest, Hook offers proximity to educational and recreational amenities within the secondary school catchment area. The village boasts a local shop, social club, cricket field, park, and scenic walks. Haverfordwest, only six miles away, provides comprehensive amenities, while the renowned beaches of Broad Haven and the picturesque village of Little Haven on the Pembrokeshire coast are easily accessible.



Entrance Hallway

Welcoming entrance with a wooden front door, oak-effect laminate flooring, a radiator with a decorative cover, and a staircase to the first floor. Provides access to the reception rooms, cloakroom and kitchen.

Lounge

6.87m x 3.27m (22'7" x 10'9")

Spacious lounge featuring wooden flooring, two radiators, a red brick fireplace with a log burner and hearth, a fore aspect window, and French doors leading to the rear garden.

Sitting Room / Bedroom Six

3.33m x 3.32m (10'11" x 10'11")

Versatile room with wooden flooring, a fore aspect window, a radiator with a decorative cover, and a red brick fireplace with an electric fire.

Cloakroom

Includes oak-effect laminate flooring, a WC, a sink with a tiled splash-back, a corner cabinet, a radiator, an extractor fan, and wooden wall panelling.

Kitchen

5.34m x 3.97m (17'6" x 13'0")

Equipped with tiled flooring and splash-backs, a range of matching eye and base level solid wooden units with worktops over, a Belfast sink with a draining board, plumbing for a dishwasher, an integrated fridge, a side aspect window, French doors to the side aspect decking area and a radiator.

Utility Room

3.55m x 2.18m (11'8" x 7'2")

Tiled flooring and splash-backs, a side aspect window, a sink with a draining board, plumbing for a washing machine and dryer, a boiler, and a radiator.

Garage

5.70m x 5.34m (18'8" x 17'6")

Features a roller door, an inspection pit, matching eye and base level units with worktop space, side and rear aspect windows, four fluorescent lights, and a WC and sink area with a side aspect window.

Bedroom One

5.34m x 3.97m (17'6" x 13'0")

Spacious bedroom with wooden flooring, a side aspect window, an integrated storage cupboard, and a radiator.

En-Suite Shower Room

Wooden flooring, a WC, a sink, a shower with a folding glass screen, marble-effect wall panelling, a heated towel rail, and an extractor fan.

Bedroom Two

3.27m x 3.18m (10'9" x 10'5")

Comfortable bedroom with wooden flooring, a rear aspect window, and a radiator.

Bedroom Three

4.56m x 3.69m (15'0" x 12'1")

Generously sized bedroom with wooden flooring, a fore aspect window, and a radiator.

Bedroom Four

3.32m x 3.21m (10'11" x 10'6")

Bright bedroom with wooden flooring, a fore aspect window, and a radiator.

Bedroom Five

5.70m x 5.34m (18'8" x 17'6")

Spacious bedroom with a separate staircase entrance, oak-effect laminate flooring, French doors to the rear aspect with potential for a balcony area, and two radiators.

Bathroom

3.55m x 2.18m (11'8" x 7'2")

Includes waterproof lino flooring, tiled walls, WC, a bath with a wooden panel surround, a corner shower with a sliding glass screen, a sink, a wooden panelled ceiling, an extractor fan, and a glazed side aspect window.

External

The exterior showcases outstanding kerb appeal, with a large private driveway at the front that accommodates multiple vehicles and a beautifully manicured front garden featuring a selection of trees, flowers, and shrubs. The rear offers additional parking space and access to the double garage, a landscaped patio area, and an expansive garden mainly laid to lawn with secure boundary fencing. Additional storage options and a greenhouse area are also available.

Additional Information

All mains services are connected. Oil central heating.

Council Tax Band

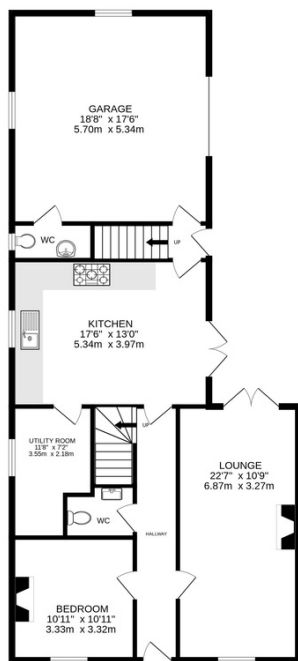
E





GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.

1ST FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 2361 sq.ft. (219.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are to be noted and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2004

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) 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	71
	46

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.