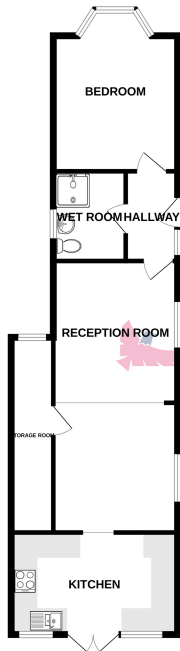


GROUND FLOOR  
654 sq. ft. (60.8 sq. m.) approx.



**PATTERSON  
HAWTHORN**

TOTAL FLOOR AREA: 654 sq. ft. (60.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homeplan 510223

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**£350,000**

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- 100' REAR GARDEN & TIMBER OUTBUILDING/SUMMERHOUSE
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## **GROUND FLOOR**

### **Side Entrance**

Via hardwood door opening into:

### **Hallway**

Opaque double glazed window to side, ceiling level storage cupboard housing electricity meter and fuse box, radiator, fitted carpet.

### **Reception Room**

7.1m x 3.24m (23' 4" x 10' 8") Double glazed windows to side, two radiators, fitted carpet.

### **Side Storage Area**

5.11m x 0.86m (16' 9" x 2' 10") Opaque double glazed window to rear, fitted carpet.

### **Kitchen**

4.38m x 2.66m (14' 4" x 8' 9") Inset spotlights to ceiling, double glazed windows to rear, a range of matching base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring induction hob, extractor hood, washing machine, dishwasher, space for American style fridge freezer, tiled splash backs, vinyl flooring, uPVC framed double doors to rear opening to rear garden.



### **Bedroom**

4.22m (into bay) x 3.25m (13' 10" x 10' 8") Double glazed bay windows to front, two radiators, fitted carpet.

### **Modern Wet Room**

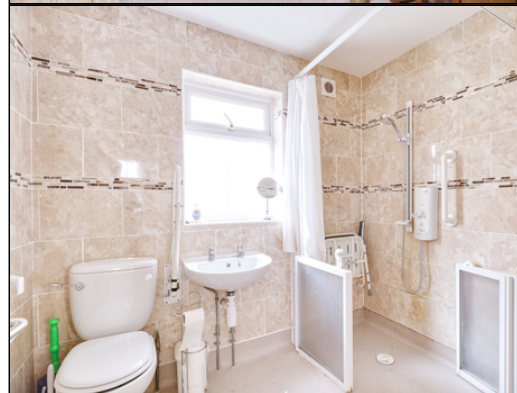
2.35m x 1.92m (7' 9" x 6' 4") Double glazed windows to side, low level flush WC, hand wash basin, mobility shower cubicle, tiled walls, chrome hand towel radiator, non-slip vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 100' Mostly laid to lawn with immediate patio, hard standing area and paved pathway to centre leading to rear, access to front via double metal gates through paved driveway.



### **Timber Outbuilding**

6.61m x 3.45m (21' 8" x 11' 4") Skylight windows to ceiling, double glazed windows to front, fitted carpet, large built-in storage cupboard, hardwood framed double doors to front door.

### **Two Timber Sheds**

### **Front Exterior**

Fully paved giving off street parking.

