



Hawthorn Way  
HARTSHILL  
Guide Price £350,000

Osborne  
Sargent

A well presented & modern 3 bedroomed detached property situated in a quiet cul-de-sac on this popular estate. 2 reception tooms, conservatory, G/F/WC, re-fitted kitchen/breakfast room, en-suite to main bed, fantastic decked area to rear garden with included hot tub. PVCu double glazing, gas rad heating & Off road parking.





# 10 Hawthorn Way, HARTSHILL, Warwickshire CV10 0XQ

A modern and well presented 3 bedroomed detached property situated on a quiet cul-de-sac in this ever popular area. Sought after Hartshill has great local amenities and schooling for all ages and is close to transport links and Hartshill Hayes Country Park. Accommodation in brief comprises: Hall, WC, dining room, re-fitted kitchen/breakfast room, lounge and conservatory to the ground floor. Upstairs are 3 double bedrooms, en-suite to main bedroom and family bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, ample off road parking and enclosed, private rear garden with decking and hot tub. Early inspection is recommended to fully appreciate all that this lovely property has to offer.

## Hall

0.94m x 3.41m (3' 1" x 11' 2") PVCu opaque double glazed entrance door, radiator, dado rail, stairs up, , doors to:

## WC

0.89m x 1.54m (2' 11" x 5' 1") PVCu opaque double glazed leaded window to front, fitted with two-piece suite comprising vanity wash hand basin with cupboard under, low-level WC, half ceramic tiled walls, laminate flooring and heated towel rail.

## Dining room

2.19m x 4.69m (7' 2" x 15' 5") PVCu double glazed leaded window to front, PVCu double glazed leaded window to side, double radiator, dado rail, coving to ceiling, double doors to:

## Kitchen/breakfast room

3.57m x 4.56m (11' 9" x 15' 0") Re-fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with cupboards under, sink with single drainer and mixer tap, ceramic tiled splashbacks, built-in fridge/freezer, dishwasher and washing machine, built-in electric fan assisted double oven, built-in five ring gas hob, built in wine cooler, two PVCu double glazed windows to rear, laminate flooring, PVCu opaque double glazed door to garden and under stairs storage cupboard.

## Lounge

3.71m max x 7.27m max (12' 2" x 23' 10") PVCu double glazed leaded window to front, PVCu double glazed leaded window to side, single radiator, double radiator, telephone point, TV point, dado rail, smoke detector, door to hall, double doors to:

## Conservatory

2.42m x 3.52m (7' 11" x 11' 7") Half brick and PVCu double glazed construction with double glazed polycarbonate roof, ceiling fan/light, laminate flooring, double doors to garden.

## Landing

1.17m x 1.78m (3' 10" x 5' 10") With smoke detector, doors to:

## Main bedroom

2.91m x 3.17m (9' 7" x 10' 5") PVCu double glazed leaded window to front, radiator, 2 fitted double wardrobes.

## En-Suite

2.22m x 1.81m (7' 3" x 5' 11") 2.22m max x 1.81m max (7' 3" x 5' 11") Re-fitted with three-piece suite comprising tiled comer shower enclosure with fitted electric shower, vanity wash hand basin with cupboards under, low-level WC, heated towel rail, extractor fan, full height ceramic tiling to all walls, PVCu frosted double glazed leaded window to front, vinyl flooring and recessed ceiling spotlights.

## Bedroom 2

2.27m x 7.02m (7' 5" x 23' 0") Sealed unit double glazed Velux window to rear, PVCu double glazed window to side, PVCu double glazed leaded window to front, built in storage cupboard, double radiator.

## Bedroom 3

2.27m x 3.45m (7' 5" x 11' 4") PVCu double glazed window to rear, radiator, TV point, coving to ceiling.

## Bathroom

1.96m x 2.20m (6' 5" x 7' 3") Re-fitted with 3-piece suite comprising panelled bath with telephone style taps, shower attachment and folding glass screen, wash hand basin and low flush WC set into fitted furniture with storage under, PVCu frosted double glazed window to rear, radiator, vinyl flooring and recessed ceiling spotlights.

## Outside

To the front is an enclosed block paved driveway providing off road parking for a number of vehicles and side access to rear. Enclosed private rear garden, substantial decked area with pergola, Hot tub and lighting, remainder is mostly laid to lawn with hardstanding for shed.

## Viewings

Strictly by prior appointment through Osborne Sargent.

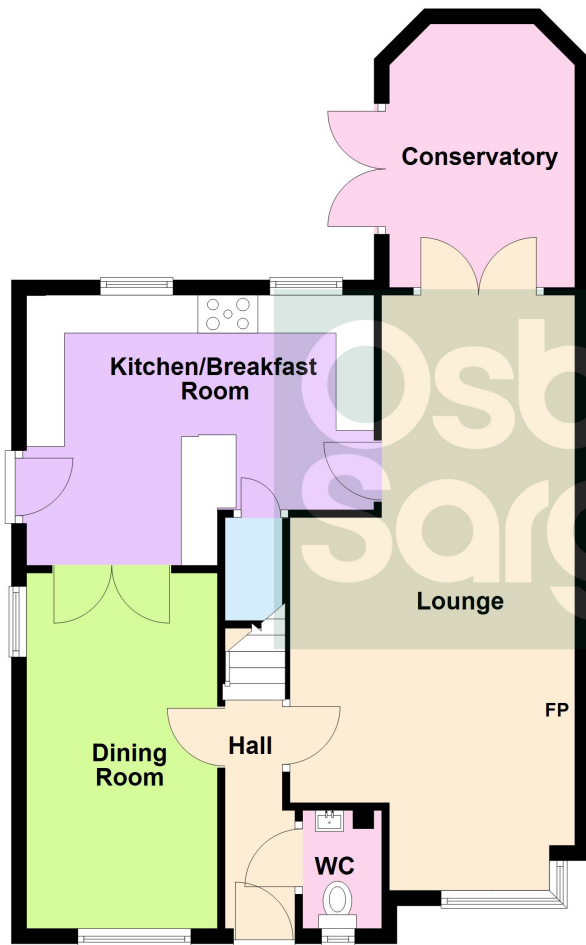
## Our Services

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.

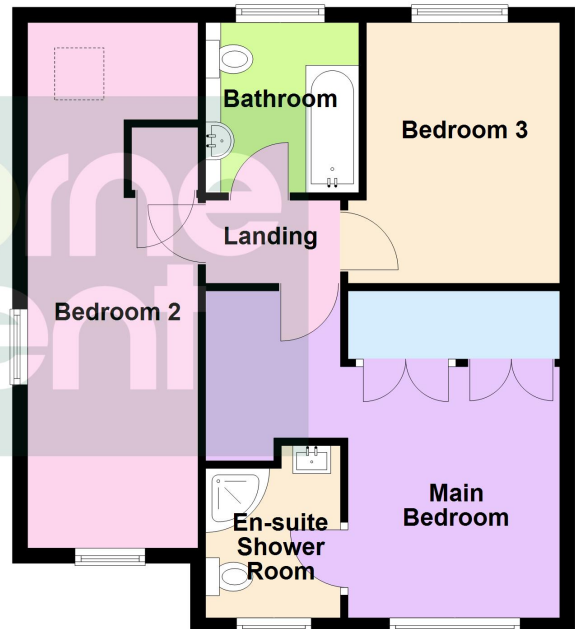


Tel: 07973 576554

**Ground Floor**  
Approx. 67.5 sq. metres



**First Floor**  
Approx. 53.1 sq. metres



Total area: approx. 120.6 sq. metres







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