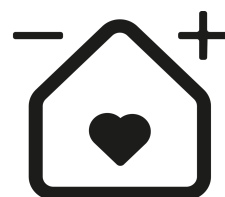




1 Hawthorn Close, Pentlepoir

£365,000 Freehold

Detached 4 Bedroom Bungalow • Spacious Accommodation • Parking for 4/5 Cars • Convenient Location • Accessible Ground Floor Layout • Located Close to Amenities • Double Glazed • Gas Central Heating • Close to Beaches (5 Minutes Drive)



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Hallway

Featuring a uPVC entrance door, access to a store/cloak cupboard housing a radiator, fitted carpet, additional radiator, and loft access (partially boarded). Features a square style bay window at the front and an additional side window, allowing for plenty of natural light. The room includes two radiators and fitted carpet, for efficient heating and double French doors leading into the dining room. Bright and versatile dining area with French doors opening onto the front garden and a side window for additional natural light. Includes a radiator and ample space for a family sized dining table and chairs. Convenient internal door leading to the kitchen. A well appointed kitchen fitted with a range of high gloss wall and base units featuring stylish stainless steel handles and wood effect worktops. Many base units offer multi storage solutions for optimal organisation. Includes an inset sink and drainer, built in Zanussi electric oven and grill, and a four ring induction hob with extractor hood above. There is space and plumbing for both a washing machine and tumble dryer, along with a connection point for an American style fridge freezer. The kitchen benefits from a side facing window, ceramic tiled flooring, and a radiator. A modern bathroom featuring fully tiled walls and flooring. Includes a panelled bath with electric shower over, pedestal wash hand basin, and WC. Additional features include a chrome towel rail radiator, extractor fan, and a frosted side facing window for privacy and natural light. Study with fitted carpet and central heating radiator, offering a versatile space suitable for use as a bedroom or home office.

BEDROOM 1 - Double bedroom with En-suite.

BEDROOM 2 - Two-double wardrobes and space for double bed.

BEDROOM 3 - Double bedroom currently used as therapy room.

BEDROOM 4 - Attic bedroom with space for double bed.

The property boasts a spacious driveway offering ample off-road parking. To the side, a well-maintained garden is bordered by a variety of mature shrubs, providing both privacy and greenery. A paved patio area creates an ideal space for outdoor seating or entertaining, serving as a natural extension of the living area. A wooden shed (2.80m x 1.47m) is situated at the rear of the drive, offering additional storage.

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Living Room

17' 11" x 10' 6" (5.47m x 3.20m)

Dining Room

9' 9" x 9' 8" (2.98m x 2.94m)

Kitchen

12' 8" x 9' 7" (3.85m x 2.91m)

Hall way

10' 6" x 3' 10" (3.19m x 1.16m)

Bathroom

7' 6" x 6' 10" (2.28m x 2.08m)

Study

6' 10" x 5' 0" (2.09m x 1.53m)

Bedroom 3

9' 9" x 8' 7" (2.96m x 2.61m)

Living Room 2

10' 10" x 10' 7" (3.30m x 3.22m)

Jack and Jill bathroom

7' 1" x 6' 10" (2.16m x 2.08m)

Bedroom 1

12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom 2

14' 11" x 8' 11" (4.56m x 2.72m)

Hallway and stairs



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17' 11" x 10' 6" (5.47m x 3.20m)

Dining Room

9' 9" x 9' 8" (2.98m x 2.94m)

Kitchen

12' 8" x 9' 7" (3.85m x 2.91m)

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Jack and Jill bathroom

7' 1" x 6' 10" (2.16m x 2.08m)

Bedroom 1

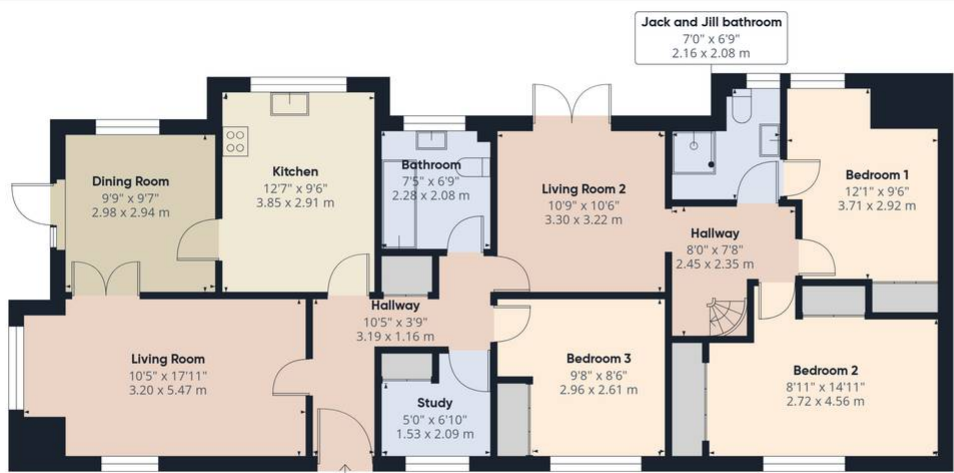
12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom 2

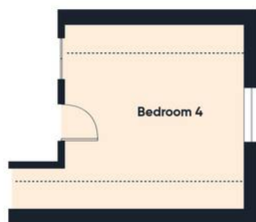
14' 11" x 8' 11" (4.56m x 2.72m)



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1146 ft²
106.4 m²

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Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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