



The Cloisters, Hawksyard Estate

£295,000



Features

- NO UPWARD CHAIN
- SOUGHT AFTER DEVELOPMENT
- QUIET CUL DE SAC LOCATION
- LANDSCAPED REAR GARDEN

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from front entrance door and having ceiling light point, coving, radiator, useful storage cupboard and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

Lounge (11'0" x 18'0")

Approached from double doors in the Hallway and having ceiling light point, coving, radiator and upvc double glazed window to side aspect. Walk in bay with upvc double glazed window overlooking the open aspect. Further doors leading to Dining Room.

Dining Room (9'3" x 11'3")

Having ceiling light point, coving, radiator and French upvc doors to Rear Garden. Door through to Fitted Kitchen.

Breakfast Kitchen (14'0" x 10'3")

Fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric double oven with gas hob and extractor over. Space with plumbing for washing machine, dishwasher and wall mounted boiler. Inset ceiling lights, tiled flooring, radiator and upvc double glazed window to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, radiator, airing cupboard and upvc double glazed window to side aspect.

Master Bedroom (11'4" x 10'8")

Having ceiling light point, radiator, built in wardrobes and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator and upvc double glazed window to side aspect.

Bedroom Two (10'8" x 10'6")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three (6'8" x 8'9")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Four (6'7" x 9'0")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising paneled bath with mixer tap, pedestal hand wash basin and w.c. Part tiling to walls, radiator, extractor fan, inset ceiling lights and upvc double glazed window to side aspect.

Outside

The property sits on a good size corner plot benefiting from open views to the front over the copse and beyond towards Hawksyard Hall, There is an area to the side that is currently laid to lawn with potential to create additional parking should it be required, there is an established planted area immediately in front of the property with a pathway to the front door. A driveway for 2 vehicles leads to the GARAGE having up and over

door, electric, lighting and useful storage area in the roof void, a doorway leading to the rear garden and an internal door into the kitchen.

The rear garden benefits from a sandstone paved area which continues to the side of the property offering a private seating/BBQ area, the main area of the garden is laid to lawn and is fully enclosed.

Agents Notes;

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

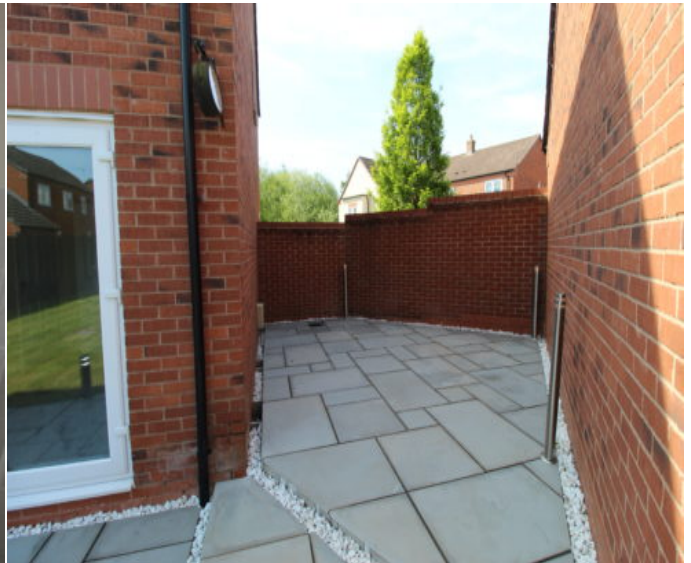
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos







Property Location



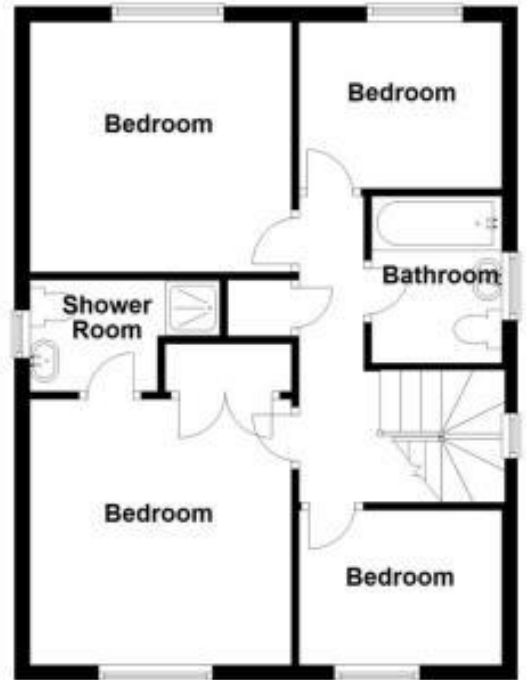
The Cloisters

Approx. 69.1 sq. metres (743.3 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 119.5 sq. metres (1286.5 sq. feet)