



SAMUEL WOOD



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10 Hawthorn Close, Craven Arms, SY7 9RN
Offers In The Region Of £300,000



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Craven Arms, SY7 9RN



- Well Presented Detached Bungalow
- Garage and Off-Street Parking
- Gas Central Heating
- Attractive Gardens
- 2 Double Bedrooms
- Quiet Cul-De-Sac Location
- No Onward Chain
- Close to Local Amenities and Transport Links

Welcome to 10 Hawthorne Close, a charming and well-maintained detached bungalow situated on a quiet cul-de-sac on the edge of the popular market town of Craven Arms. This delightful property offers a comfortable and convenient living space, ideal for those seeking a peaceful retreat. With its attractive features, desirable location, and excellent amenities, this bungalow presents an excellent opportunity for homeownership.

Hawthorn Close is situated near the town of Craven Arms, offering a good range of local amenities, including Primary School, independent shops and supermarket, butcher, doctors surgery, library, restaurants, public house and a mainline railway station with good road links via the A49.

Don't miss the opportunity to acquire this delightful bungalow in Craven Arms. Viewing essential by appointment with Samuel Wood, Craven Arms. EPC D.



Upon entering the bungalow, you are greeted by a hallway leading to all the rooms including a Kitchen, Lounge / Diner, Conservatory, 2 Bedrooms and House Bathroom. Described in more detail as follows:

Entrance 10'9" x 8'10" (3.28 x 2.70)

Step into the entrance hall through uPVC door and wooden part glazed internal door, having a cupboard with shelving and doors leading off to

Kitchen 9'3" x 8'7" (2.82 x 2.64)

A well fitted kitchen with matching range of wall and floor units with heat resistant work surfaces inset sink unit, planned space for cooker with fan and light above. Planned space and plumbing for washing machine. and further space for fridge / freezer. Having window to side and door to

Lounge / Dining Room 18'9" x 8'5" (5.73 x 2.57)

An open plan living area with extensive southern exposure, providing an inviting ambiance for relaxing and entertaining. The lovely and light dining area (2.84m x 2.83m) has a window overlooking the front garden and ample space for table and chairs. An opening flows into the lounge, with a lovely bay window overlooking the front garden, ceiling coving and a feature fireplace with gas fire. A sliding doors lead to



Conservatory 9'9" x 6'3" (2.99 x 1.93)

Being of uPVC construction with polycarbonate roof, double glazed doors and windows look out to the Garden.

Master Bedroom 13'1" x 9'3" (3.99 x 2.83)

With centre light, built-in wardrobe and double glazed window to the rear.

Bedroom 2 9'11" x 9'1" (3.03 x 2.77)

with centre light, built-in wardrobe and double glazed window looking on to the garden.

Bathroom 10'7" x 6'7" (3.24 x 2.02)

A good sized house bathroom with suite comprising of panelled bath, pedestal wash hand basin, W.C. and shower tray with shower fitted with tiled splash areas and part wall tiling, centre light, shower area ceiling light and obscured double glazed window.

Garage 17'10" x 9'3" (5.44 x 2.83)

With up-and-over door, power and light points. A door and window to outside rear garden. Housing the wall mounted gas fired central heating boiler.

Outside

The bungalow is set on an attractive plot extending to 0.11 acres with a well-maintained front garden and a private rear garden. The front garden features an area laid to lawn with a selection of shrubs and trees, creating a welcoming first impression. The rear garden is a peaceful oasis, perfect for relaxation or entertaining guests, with its well-established plants, a neatly manicured lawn, and a patio area, it provides an idyllic outdoor space to enjoy.

Services connected to the property

We understand all mains services are connected including gas central heating. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 17Mbps, superfast 62Mbps. Windows and external doors are double glazed.

Tenure

We understand that the property is Freehold.

Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire.
SY2 6ND

Tel: 0345 678 9000





Council Tax

Band: D

Viewings

Contact Craven Arms Office on: 01588 672728 Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.



Directions

From the Samuel Wood branch in Craven Arms, take the B4368 Clun Road and continue for approximately 1/4 mile until you reach a right turning for Greenfields Road. Continue for approximately 250m until you reach a left turn for Coppice Drive, Hawthorn Close will be the next turning on your right. The property will be at the end of the cul-de-sac identified by the agent For Sale board.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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