



SAMUEL WOOD

SAMUEL WOOD



5 Hawthorn Close, Craven Arms, Shropshire, SY7 9RN

Offers In The Region Of £395,000



# 5 Hawthorn Close

Craven Arms, Shropshire, SY7 9RN



- Sought After Quiet Location
- Very Well Presented
- Garage and Off-Road Parking
- Close Proximity to Town Centre
- Generously Proportioned Living Areas
- Private Enclosed Garden
- Three Bedrooms, One En-Suite
- EPC 'Pending'

Welcome to 5 Hawthorn Close, a charming three bedroom detached bungalow situated in a peaceful neighborhood of similar properties in the picturesque surroundings of Craven Arms, Shropshire. This delightful property offers a harmonious blend of modern comfort and traditional allure, making it an ideal home for families or individuals seeking tranquility without sacrificing modern convenience.

This charming bungalow enjoys the serenity of suburban living while being within easy reach of the essential amenities of Craven Arms, the town itself offers a variety of shops, supermarkets, take-away restaurants, cafes, public houses and petrol stations within close proximity. Excellent transport links via a mainline railway station, and the A49 road connect Craven Arms to nearby towns and cities.

As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. The welcoming and spacious hallway provides access to all main rooms, the generous open plan lounge / dining room is full of natural light from large windows to front aspect and doors to the rear conservatory.

The interiors are tastefully designed, boasting contemporary finishes and neutral color schemes creating a warm and inviting ambiance throughout. This well-appointed property features a reception porch, spacious hallway, traditional kitchen with ample storage, heat resistant work surfaces inset double sink unit and gas hob with extractor and overhead light. Built-in appliances include an eye level double oven with planned space for a dishwasher. The adjacent utility room offers further cupboard storage, countertops inset stainless steel sink unit and planned space and plumbing for washing machine.

The thoughtful layout provides three comfortable bedrooms, one en-suite shower room with suite in white comprising shower enclosure, wash hand basin and low flush W.C. The further bedrooms share access to the house shower room with contemporary suite in white comprising shower enclosure, semi pedestal basin and low flush W.C. The generous living area is open-plan providing ample space for comfortable dining and entertaining.

Step out of the spacious conservatory into the private landscaped garden, this is a peaceful environment to relax and unwind. A defined patio area abutting the property provides ample space for table and chairs, laid to lawn flanked by pathways lead to further patio and seating areas. With a driveway and garage, parking to the front provides space for several vehicles, the property's quiet sought-after location ensures serenity, making it an ideal place to escape the hustle and bustle of everyday life.

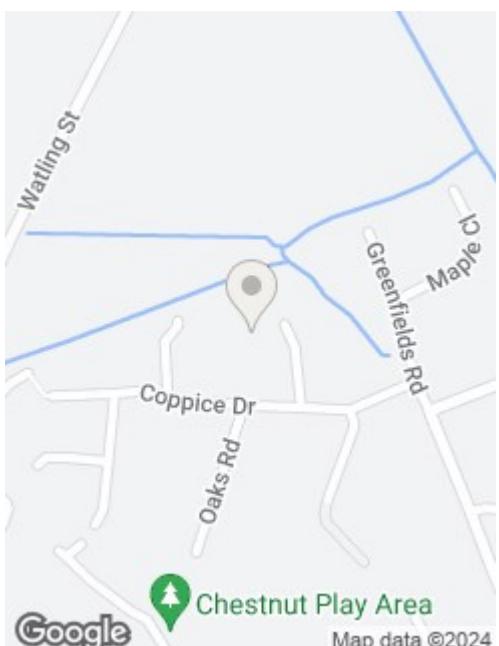






## Directions

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 on the left hand side of the cul-de-sac, identified by the agent For Sale board.



Services: We understand that the property has gas central heating, mains electricity, mains water supply and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 61 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority:  
Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND  
Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: 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.

Don't miss out on the opportunity to make this wonderful property your own! We highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)







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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)