



Bradshaws
Residential Sales & Lettings Since 1929

Under Offer



Set in the charming village of Silsoe, Hawthorn Way presents an exceptional opportunity to acquire an extended family home that boasts an impressive amount of space and accommodation, rarely found at this price point.

In summary, with the potential for further extension (subject to consent) this property is a rare find, combining generous living space, practical amenities, and a peaceful garden setting. It is an ideal choice for families seeking a comfortable and spacious home in a picturesque village location. Do not miss the chance to make this wonderful house your new home.

This delightful property features two generously sized reception rooms, perfect for both entertaining guests and enjoying family time. The good-sized kitchen is well-equipped for all your culinary needs.

The home comprises three spacious bedrooms, ensuring ample room for family members or guests. The family bathroom is conveniently located to serve all bedrooms. The property offers ample off-road parking, along with a large garage that holds vast potential for conversion. and is also ideal for anyone who works from home or requires additional storage.

One of the standout features of this property is the delightful rear garden, which includes a wooded area that enhances the sense of privacy and is perfect for family activities.

Entrance Hall

Proving access to all ground floor accommodation with a double glazed composite door and window to the front aspect. Radiator. Fitted carpet. Stairs rising to the first floor accommodation. Door leading to the integral garage.

Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Double corner sink unit. Space for a range style cooker. Space and plumbing for a washing machine. Integrated dish washer, fridge and freezer. Breakfast bar. Radiator. Fully tiled walls and tiled floor. Double glazed window to the front aspect.



Dining Room

A large rear aspect room with a double glazed picture window looking out into the rear garden. Radiator. Fitted carpet. Tv point. French doors leading to the sitting room.



Sitting Room

Another large rear aspect room with a double glazed window to the rear aspect and french doors leading to the rear garden. Exposed floor timbers. Radiator. Wall light points. Tv point.



Landing

Providing access to all first floor accommodation with fitted carpet. Airing cupboard with a wall mounted digital boiler (fitted in 2023). Storage cupboard.

Bedroom One

A large rear aspect room with a double glazed window to the rear aspect and a feature porthole window to the side. Radiator. Exposed floor timbers. Fitted low level wardrobes. Inset spot lights to the ceiling.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobes. Hatch to the loft.



To the Front

Driveway proving off road parking for two cars and onward access to the garage. The remainder being laid with mature shrubs and bushes.



Bedroom Three

Double glazed window to the front aspect. Radiator. Exposed floor timbers.



Integral Garage

Proving great potential to convert and provide further ground floor accommodation or to keep as it is. A good sized space with an up and over door. Light and power. Vaulted ceiling with mezzanine storage. Door to the entrance hall.



Rear Garden

An enclosed south facing garden with a wooded area to the rear offering the feeling of privacy. Mostly laid to lawn with a patio area adjacent to the rear of the home. Boundary fencing. A variety of mature shrubs, bushes and trees.

Bathroom

Fitted to comprise a low level w/c. Wash hand basin set into a vanity unit. Panelled bath with a shower over. Fully tiled walls. Radiator. Double glazed window to the front aspect.



NB

Services and Appliances have not been tested.

Viewing

By appointment only, via Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 142.97 sq m / 1539 sq ft

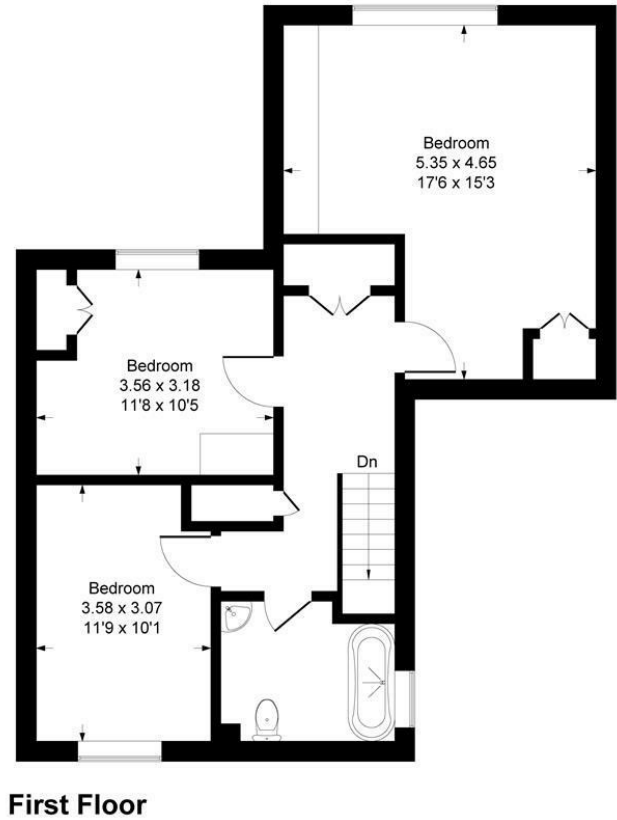
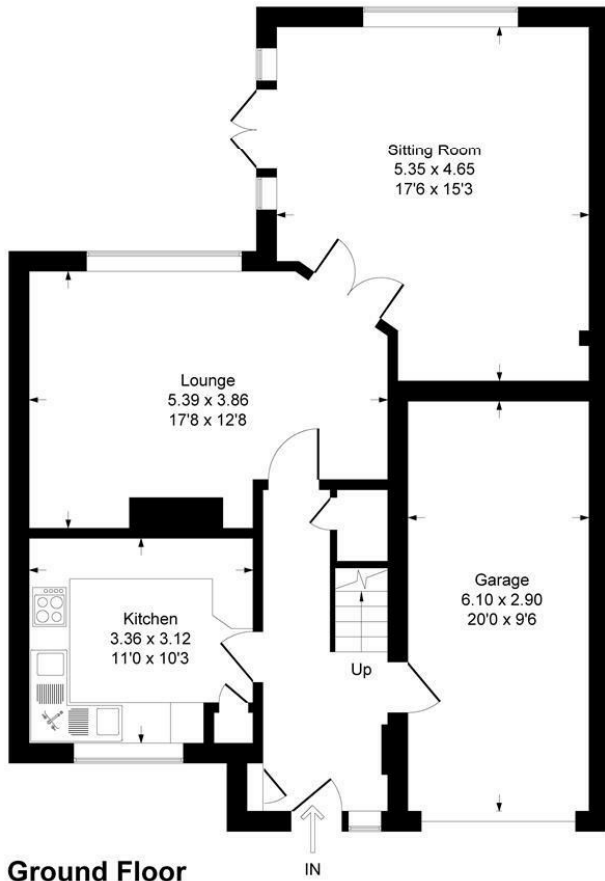


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: C
EPC Rating: C