

Hawksbit Close, Hartwell Park, TS27 3DF
3 Bed - House - Semi-Detached
£180,000

Council Tax Band: C
EPC Rating: B
Tenure: Freehold

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Located within the highly desirable Hartwell Park development, this well presented and tastefully upgraded three bedroom semi-detached home offers well planned living spaces, perfectly suited to first time buyers, growing families and those looking to downsize. Briefly comprising of: entrance hall opening into the bright and inviting lounge at the front of the property; to the rear, the impressive dining kitchen has a comprehensive range of units and integrated appliances, with direct access and pleasant views over the rear garden. A convenient ground floor WC completes the ground floor accommodation. To the first floor are three well proportioned bedrooms (master with en-suite) and a modern family bathroom. Externally, the enclosed rear garden is laid to lawn with a paved patio area. Off street parking for four cars to the front and side.

GROUND FLOOR

ENTRANCE
Entrance door, radiator.

DOWNSTAIRS TOILET
White and chrome suite with low level WC and wash hand basin.

LOUNGE
13'9 x 12'2 (4.19m x 3.71m)
uPVC double glazed window to front, radiator, understairs storage, staircase to first floor.

DINING KITCHEN
15'9 x 11'2 (4.80m x 3.40m)
Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, plumbing for washing machine, integrated appliances include fan assisted oven, dishwasher and fridge/freezer, uPVC double glazed French doors opening onto the rear garden, radiator.

FIRST FLOOR

LANDING

BEDROOM 1
10'10 x 10'6 (3.30m x 3.20m)
uPVC double glazed window to front, radiator.

EN-SUITE
White and chrome suite with shower enclosure, wash hand basin and low level WC; co-ordinated tiled splashbacks, radiator.

BEDROOM 2
10'2 x 8'2 (3.10m x 2.49m)
uPVC double glazed window to front, radiator.

BEDROOM 3
7'3 x 6'11 (2.21m x 2.11m)
uPVC double glazed window to front, radiator.

FAMILY BATHROOM/WC
White and chrome suite with panelled bath, wash hand basin and low level WC; co-ordinated tiled splashback, radiator.

EXTERNALLY
The enclosed rear garden is laid to lawn with a paved patio area. Off street parking for four cars to the front and side.

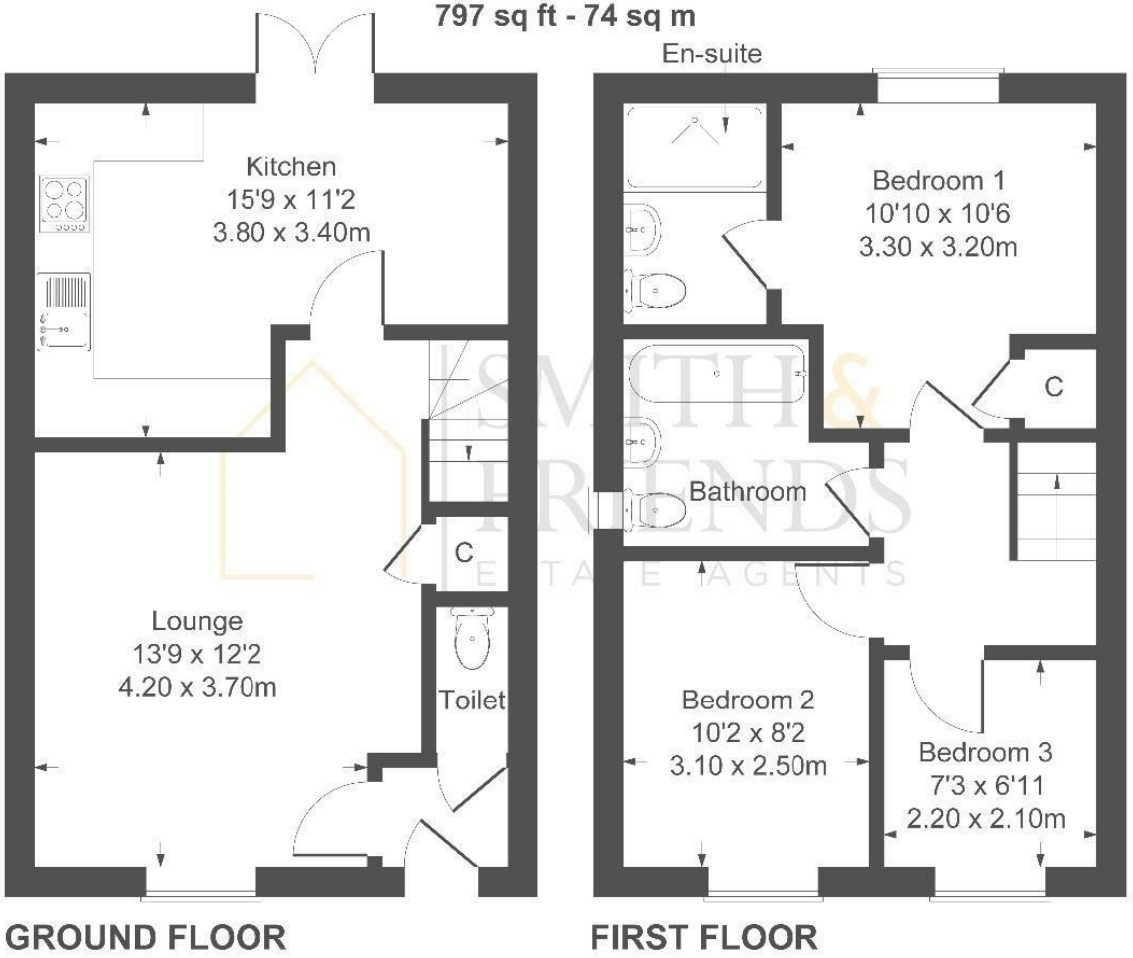
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



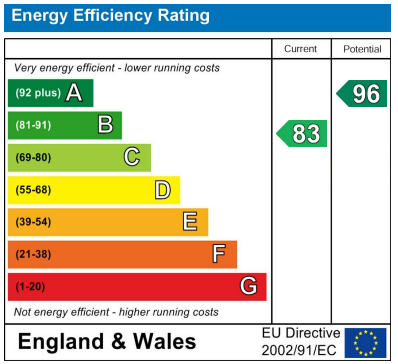


Hawksbit Close

Approximate Gross Internal Area
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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