



Hedgerow Walk

Ashwells are pleased to offer this four double bedroom family home located on the popular Augusta Park development. The property benefits from four double bedrooms, kitchen/diner, study, family room, two en-suites, double garage and is presented in very good order.

FOUR DOUBLE BEDROOMS
TWO EN-SUITES
DOUBLE GARAGE
DINING/FAMILY ROOM
STUDY
KITCHEN/DINER
VERY WELL PRESENTED



ENTRANCE

HALLWAY

Laminate flooring, radiator, space under the staircase ideal for storage of outdoor garments and footwear and stairs to first floor.

DOWNSTAIRS CLOAKROOM

Low level wc, hand basin with mixer tap, radiator and extractor fan.

STUDY

Window to front aspect and radiator.

DINING ROOM/FAMILY ROOM

Window to front aspect and radiator.

LIVING ROOM

A room flooded with natural light, feature fireplace, radiator and French doors flanked by full length glass panels to rear garden.

KITCHEN/DINER

A range of eye and base level units with worktop over, one and a half bowl stainless steel sink unit with mixer tap and drainer, built in oven, gas hob and extractor over, built in dishwasher, built in washer/dryer, wall mounted boiler, space for tall fridge/freezer, pull out larder, ample room for table and chairs and French doors flanked by full length glass panels to rear garden.

FIRST FLOOR

LANDING

Access to loft, radiator and airing cupboard.

MASTER BEDROOM

Fitted mirror wardrobes, radiator and window to rear aspect.

EN-SUITE

Fully tiled shower cubicle, low level wc, hand basin with mixer tap, obscure glass window to rear aspect, heated towel rail and extractor fan.

BEDROOM TWO

Window to front aspect and radiator.

EN-SUITE

Fully tiled shower cubicle, low level wc, hand basin with mixer tap, radiator, obscure glass window to front aspect and extractor fan.

BEDROOM THREE

Window to front aspect and radiator.

BEDROOM FOUR

Window to rear aspect and radiator.

FAMILY BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment, heated towel rail, low level wc, hand basin with mixer tap, obscure glass window to side aspect and extractor fan.

OUTSIDE

To the front of the property there is an area of lawn with plant and shrub fencing, access to the rear and path to front door. The rear garden is mainly laid to lawn with a patio area ideal for al fresco dining, outside power and tap and a path leading to the double garage. the double garage is located at the rear of the property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
81	82
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
80	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

The Winterton
For SAP rating please ask the Home Consultant.



GROUND FLOOR
 KITCHEN/BREAKFAST (MAX)
 4.30m x 3.90m 15'0" x 12'8"
 RECEPTION ROOM 1
 4.51m x 4.11m 14'10" x 13'7"
 RECEPTION ROOM 2 (MAX)
 3.24m x 2.85m 10'8" x 9'5"
 STUDY
 2.98m x 2.82m 9'9" x 9'7"

FIRST FLOOR
 BEDROOM 1 (MAX)
 4.77m x 3.32m 15'8" x 10'11"
 BEDROOM 2 (MAX)
 3.95m x 3.47m 13'0" x 11'5"
 BEDROOM 3 (MAX)
 3.00m x 2.86m 9'11" x 9'5"
 BEDROOM 4 (MAX)
 2.95m x 2.71m 9'8" x 8'11"

Computer generated image and floorplan depict a typical Winterton home. For further details of finishes, specification and pricing allocation please check with the Home Consultant. All dimensions are approximate and should not be used when ordering carpets and soft furnishings. Dimensions, elevations, measurements and roof design may vary from those shown. Please note: Floorplans are not drawn to other household. Please see the Home Consultant for further details.

MARCH 2009 / 7452008

These details are intended to give a fair description of the property but the accuracy cannot be guaranteed or relied on for any purpose whatsoever. The agent will not be liable for any claim made in respect of this property. Any buyer must satisfy themselves by inspection as to the accuracy. References to the Tenure of the property are based on information supplied by the vendor. We advise buyers to arrange for a qualified person to check all appliances/services before legal commitment.