



HAWKHURST DRIVE

Hawkhurst Drive  
Hill Ridware



# Hawkhurst Drive Hill Ridware



Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom detached house set within a highly sought after and desirable village location. Being offered with NO ONWARD CHAIN.

Occupying a desirable corner plot with picturesque countryside views to the front, the property features: spacious lounge and separate dining room, modern fitted breakfast kitchen, useful study, utility, guest w/c, well proportioned bedrooms, two en-suites, a good sized landscaped private rear garden as well as a double garage and a driveway with parking for two/three vehicles.

Situated in the sought after village of Hill Ridware within walking distance of local amenities including shops and public houses. Falling into the catchment areas for excellent local schools the Henry Chadwick Community Primary School is in the village itself whilst John Taylor High School is nearby. Local amenities are available at the nearby village of Armitage with Handsacre and it is also just a short drive from Lichfield Town with a variety of shops, restaurants and bars.

## RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to first floor accommodation and door to lounge, dining room, guest w/c, kitchen and study.

## LOUNGE:

16' 10" x 11' 3 max" (5.13m x 3.43m)  
Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, two radiators, bay window to front and double doors to dining room.

## DINING ROOM:

12' 2" x 10' 4" (3.70m x 3.16m)  
Carpeted flooring, coving, ceiling light point, radiator and patio doors to the rear garden.

## MODERN FITTED BREAKFAST KITCHEN:

15' 11" x 10' 4" (4.84m x 3.16m)  
Range of matching wall and base units incorporating cupboard, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and microwave, 4 ring gas hob with extractor hood, space for further appliances, tiled splash backs, tiled flooring, ceiling light point, window to rear and archway to utility.

## UTILITY:

Matching base units, work surface, inset sink and drainer with mono tap, wall mounted boiler space for washing machine, tiled splash backs, tiled flooring and ceiling light point.

## STUDY:

7' 10" x 9' 8" (2.39m x 2.95m)  
Carpeted flooring, coving, ceiling light point, radiator and window to front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, doors off to four bedrooms, family bathroom and useful storage cupboard.

## MASTER BEDROOM:

13' 4 max " x 12' 0 max" (4.06m x 3.66m)  
Fitted wardrobe, carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

## EN-SUITE:

White suite comprising: shower cubicle, w/c, pedestal wash hand basin, ceiling light point, radiator and obscured window to front.





#### **BEDROOM TWO:**

12' 7" x 10' 3" (3.84m x 3.12m)

Carpeted flooring, ceiling light point, radiator, door to Jack & Jill bathroom and window to rear.

#### **BEDROOM THREE:**

12' 10 max" x 11' 2 max" (3.91m x 3.4m)

Carpeted flooring, ceiling light point, radiator, door to Jack & Jill bathroom and window to rear.

#### **JACK & JILL EN-SUITE:**

White suite comprising: shower cubicle, w/c, pedestal wash hand basin, ceiling light point, radiator and obscured window to rear.



#### **BEDROOM FOUR:**

9' 2" x 7' 8" (2.79m x 2.34m)

Carpeted flooring, window to front, ceiling light point and radiator.

#### **MODERN FITTED FAMILY BATHROOM:**

White suite comprising: bath with shower attachment, bidet, pedestal wash hand basin, w/c, carpeted flooring, ceiling light point and window to front.



#### **EXTERNALLY:**

At the front is a lawn area with hedge border and various plants, to the right is a tarmac drive with parking for two/three vehicles which leads to the double garage. The good sized private landscaped rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and a lawn with planted borders.

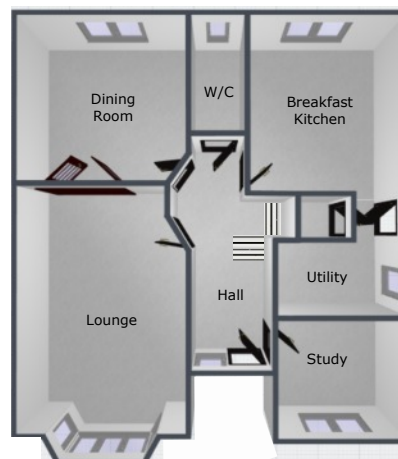
#### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

#### **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Ground Floor**



**First Floor**

