

6 HAWTHORN CLOSE GRETNA DG16 5QB



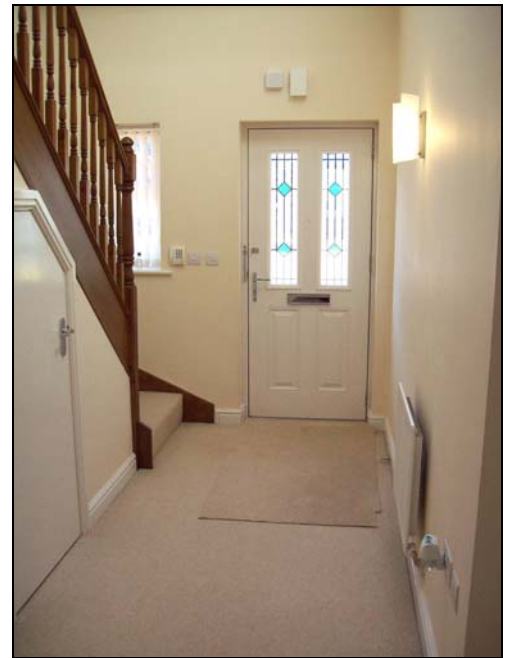
VERY ATTRACTIVE & APPEALING DETACHED QUALITY BUILT VILLA BY STORY HOMES. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION INVITING ENTRANCE HALLWAY. CLOAKROOM/W.C OPEN PLAN LOUNGE THROUGH TO DINING ROOM. FITTED DINING KITCHEN/GARDEN ROOM. STAIRS & LANDING. 4 DOUBLE BEDROOMS (ONE WITH EN-SUITE) BATHROOM. WELL KEPT FRONT & REAR GARDENS. KEYBLOCK DRIVEWAY. GARAGE.

PRICE OFFERS OVER £225,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a decorative part glazed front door. Useful understairs storage cupboard. Honeywell thermostat. Double glazed window overlooking the front. Vertical blinds. Vaulted ceiling with double glazed Velux window to the front. Smoke alarm. Wall light. Inset spotlight. Telephone point. Fitted carpet. Radiator.



CLOAKROOM

(1.88m x 0.98m)

White wash-hand basin with chrome single lever mixer taps & W.C. Part tiled walls. Extractor fan. 2 Inset spotlights. Mirror. Vinyl flooring. Radiator.

LOUNGE

(5.08m x 3.83m)

Bright room with double glazed window overlooking the front garden. Vertical blinds. Ring-top curtains. Gas pebble effect fire set within a stone textured surround. Coving. Television point. Triple light fitting. Fitted carpet. Radiator. Open recess through to dining room.



DINING ROOM

(3.36m x 3.12m)

Double glazed window overlooking the rear garden. Vertical blinds. Ring-top curtains. Coving. Telephone point. Fitted carpet. Radiator.

FITTED DINING KITCHEN/GARDEN ROOM

(6.40m x 4.05m)

A lovely bright family room with a good range of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit with chrome swan neck mixer taps. Under unit lighting. Double glazed windows overlooking the rear garden. Vertical blinds. 12 Inset ceiling spotlights. Built-in Gas hob, fan-assisted oven & chrome chimney hood above. Partially tiled walls. Coving. Integrated fridge/freezer & dishwasher. Plumbed for automatic washing machine. Television point. Telephone point. Fitted carpet/vinyl floor. 2 Radiators. Door through to integral garage.



STAIRS & LANDING

Wooden balustrades. Hatch to insulated attic. Coving. Airing cupboard housing the Accolade Gledhill unvented system cylinder. Smoke alarm. Fitted carpet. Radiator. Doors off to 4 bedrooms & bathroom.

BEDROOM 1 (with en-suite) **(3.40m x 3.25m)**

Double glazed window to the front. Vertical blinds. Telephone point. Fitted carpet. Radiator. Door through to en-suite.



EN-SUITE **(1.94m x 1.35m)**

Having a white wash-hand basin with chrome single lever mixer taps & W.C. Fully tiled double shower cubicle with Mira shower. Part tiled walls. Shaver point. Mirror. 3 Inset ceiling spotlights. Double glazed obscured window to the rear. Vinyl flooring. Heated towel rail.

BEDROOM 2 **(3.73m x 2.94m)**

Double glazed window to the rear. Triple light fitting. Television point. Fitted carpet. Radiator.



BEDROOM 3 **(3.10m x 3.15m)**

Double glazed window to the rear. Television point. Fitted carpet. Radiator.

BEDROOM 4 **(3.86m x 2.70m)**

Double glazed window to the front. Vertical blinds. Telephone point. 2 Wall lights. Fitted carpet. Radiator.

BATHROOM **(3.00m x 2.32m)**

Comprising of a stylish contemporary bath, wash-hand basin & W.C. Chrome single lever mixer taps on sink & chrome mixer taps on bath. Part tiled walls. Fully tiled double shower cubicle with Mira shower. Shaver point. Mirror. 5 Inset ceiling spotlights. Double glazed obscured window to the rear. Vinyl flooring. Heated towel rail.



OUTSIDE

There is a keyblock driveway to the front providing off road parking for two cars. Neatly kept lawn area with a selection of plants. The rear garden is mostly laid out in lawn with paved patio area. Rotary clothes drier.

INTGRAL GARAGE

(5.02m x 2.70m) With up & over door. Power & light supply. Electricity meter & fusebreaker system. Wall mounted Worcester combi-boiler.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.



HOME REPORT

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

SERVICES

Mains water, electricity, gas & drainage. The telephone is subject to the usual B.T. Regulations.



VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

Council Tax Band "E".

