

# The Hawthorn

 4 BEDROOMS  3 BATHROOMS  1,563 FT<sup>2</sup>

Situated on a corner plot, the Hawthorn is a fabulous house with 4 bedrooms, a detached double garage, and gardens to two sides.

The ground floor offers a lounge with windows to the front and rear elevations. The kitchen / family room has French windows opening onto the garden. There is a formal dining room with pocket doors onto the kitchen. A utility room with space for a washer and a dryer, and cloakroom complete the ground floor.

Upstairs a wonderful galleried landing leads to four double bedrooms, two of which are en suite, and a family bathroom. The master bedroom is fitted with Hammonds wardrobes.



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KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

## DOWNSTAIRS

LIVING ROOM	4150mm x 3950mm 13' 7" x 13' 0"
DINING	2970mm x 2850mm 9' 9" x 9' 4"
KITCHEN	3260mm x 3235mm 10' 8" x 10' 7"
FAMILY / DINING	5260mm x 3235mm 17' 3" x 10' 7"
UTILITY	1900mm x 1825mm 6' 3" x 6' 0"
GARAGE	6000mm (max) x 5900mm (max) 19' 8" (max) x 19' 4" (max)

## UPSTAIRS

MASTER BEDROOM	4320mm (inc. wardrobes) x 3260mm 14' 2" (inc. wardrobes) x 10' 8"
MASTER EN SUITE	2220mm (max) x 1550mm (max) 7' 3" (max) x 5' 1" (max)
GUEST BEDROOM	4275mm (max) x 3950mm 14' 0" (max) x 13' 0"
GUEST EN SUITE	2500mm x 1210mm 8' 2" x 4' 0"
BEDROOM 3	3460mm x 3020mm (max) 11' 4" x 9' 11" (max)
BEDROOM 4	3020mm (max) x 2765mm (max) 9' 11" (max) x 9' 1" (max)
BATHROOM	3100mm (max) x 1935mm (max) 10' 2" (max) x 6' 4" (max)