



Hawkers Close, Cannington  
£340,000





- Detached, family home!
- Four bedrooms!
- Three reception rooms!
- WC & utility!
- Family bathroom & ensuite!
- Good sized garden!
- Garage & driveway!
- Popular village location!
- Gas central heating!
- Double glazing!

**Hall**

**WC**

**Living Room**

3.34m x 5.45m

**Dining Room**

2.81m x 3.64m

**Kitchen**

2.44m x 3.56m

**Breakfast/Dining Room**

2.28m x 2.76m

**Utility**

2.27m x 1.60m

**Stairs & Landing**

**Bedroom 1**

3.48m (max) x 3.70m

**En-Suite**

1.70m x 2.06m

**Bedroom 2**

3.48m (max) x 3.25m

**Bedroom 3**

2.24m x 2.43m

**Bedroom 4**

1.99m x 2.68m

**Family Bathroom**

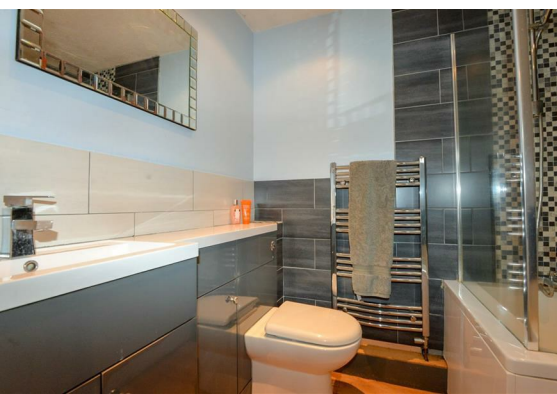
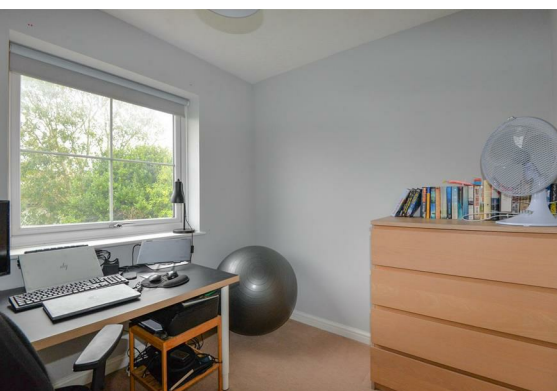
1.70m x 2.04m

**Garage**

2.52m x 5.29m







Presenting this spacious, four bedroom, detached, family home.

Briefly, the property comprises a hall with under-stairs recess and WC with toilet and basin. A generously sized living room with bay window, fireplace and double doors into the hall and dining room. The dining room itself is a well proportioned room with rear door to the garden patio. The kitchen/diner hosts ample worktop & unit space, oven, hob, sink, space for further appliances, tiled floor extending into the breakfast/dining area which in turn hosts a door leading onto the garden patio. A utility with worktop & unit space, sink, space for appliances and side door.

Stairs lead up to a landing with cupboard. The master bedroom is a spacious double, overlooking the front, with en-suite shower room comprising a large shower, basin with storage and toilet. A second double bedroom overlooks the rear. Bedroom three is a well proportioned room, currently used as a home office, overlooking the rear garden. Bedroom four is a single, overlooking the front. And a modern family bathroom with toilet, basin, storage and "P" shaped bath with shower over.

The fully enclosed, rear garden is a generous size and comprises lawn, patio and some decking to the rear. The rear garden benefits from side access. The front of the property hosts a tarmac drive and gravel, giving space for a second car. There is a garage with power, light, roof storage space, boiler and some units.

The property benefits from gas central heating and double glazing.

Oak Tree Way is found the popular village of Cannington and the property is only a short walk away from shops, pubs, school, health centre & rural walks. Cannington itself is only a few minutes drive from Bridgwater and the M5 which links to Exeter, Bristol & beyond.

Tenure: Freehold  
EPC: C  
Council tax band: E



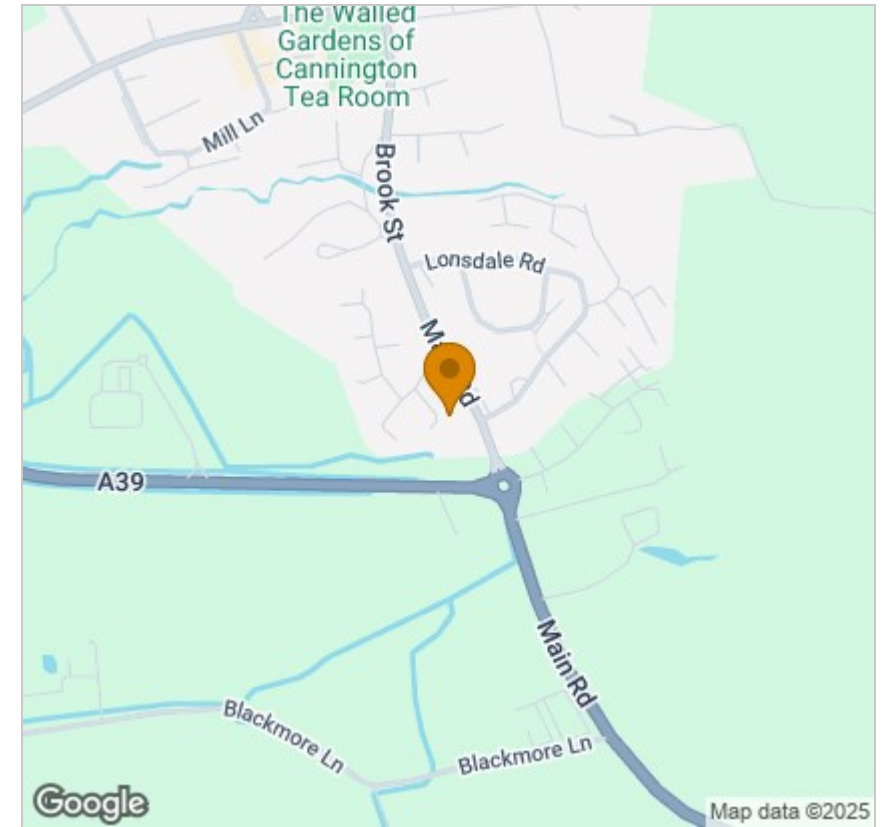
## Floor Plan



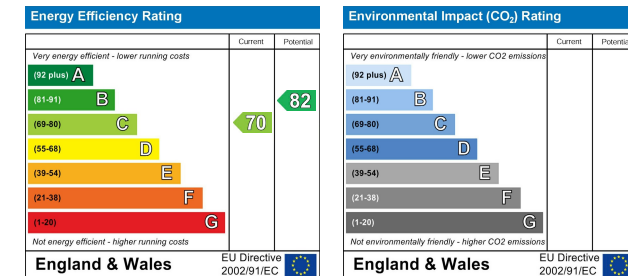
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1A, Wellworths Business Centre Parrett Way, Bridgwater, Somerset, TA6 5LB  
 Tel: 01278 554333 Email: corbett@sykesmoore.co.uk <http://www.sykesmoore.co.uk/>