



## 1 Hawthorn Drive, Hemsworth, WF9 4FW

The WILLOWS spacious 3 bedroomed detached home built by SAUL HOMES.

The Kitchen/ dining room spans across the back of the house and allows families to spend time together. Patio doors which open out onto the garden. Comfortable lounge with beautiful bay window. There's also a downstairs WC off the hallway. Upstairs comprises of two spacious double bedrooms and a single bedroom. Family bathroom is fully tiled and has a shower over the bath..

### Key Points

SOLAR PANELS

HOUSE ALARM

ELECTRIC CAR CHARGER

**£245,000**

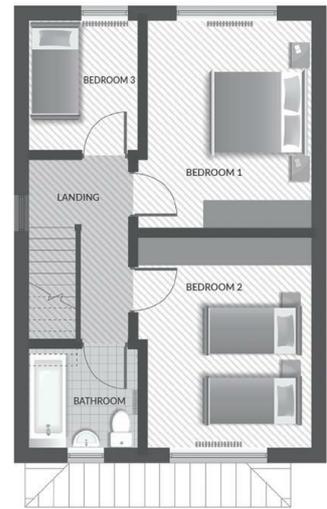
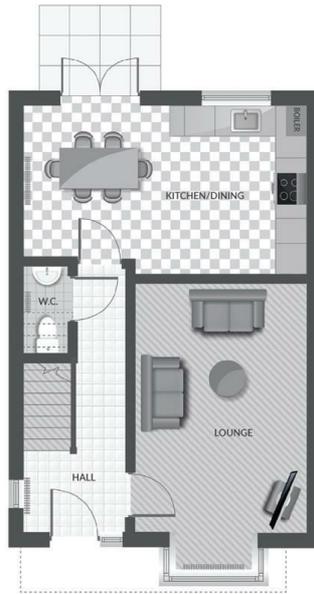
## 93.3 sqm | 1004 sqft

### Ground Floor

Kitchen/Dining	5475 x 3340mm
Lounge	3355 x 4900mm
WC	870 x 1810mm

### First Floor

Bathroom	2270 x 1970mm
Bedroom 1	3005 x 4120mm
Bedroom 2	3205 x 4180mm
Bedroom 3	2370 x 2620mm
Store	600 x 800mm



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