



28 Leven Close

Hook, Haverfordwest, SA62 4LF

OIRO: £379,950 | Freehold | EPC: D



This neatly presented four-bedroom detached home with double garage is situated in the sought-after village of Hook, offering an excellent opportunity for families seeking well-proportioned living space in a welcoming and well-connected community setting.

The property is entered via a practical porch leading into a bright and spacious hallway, with a cloakroom providing convenient facilities. The lounge offers a generous and comfortable space, with french doors opening onto the rear patio and garden. The kitchen is fitted with a range of solid matching units and is complemented by an adjoining utility room for additional storage and practicality. A separate dining room provides an ideal space for family meals or entertaining guests. Upstairs, there are four well-sized bedrooms, including a principal bedroom with en-suite shower room. The remaining rooms are served by a family bathroom.

Externally, the property benefits from a private driveway to the front of a detached double garage, offering parking for multiple vehicles, with further access to the garage via twin up-and-over doors. Pathways lead around to the rear garden, which is mainly laid to lawn with a patio and small decked area, enclosed by feather-edge fencing for privacy.

Hook is a desirable village just outside Haverfordwest, offering a strong sense of community along with amenities including a village shop, social club, cricket pitch and park. Families benefit from nearby educational and leisure opportunities, while scenic walks along the Cleddau Estuary are within easy reach. Haverfordwest lies approximately six miles away and provides a full range of services, with the renowned Pembrokeshire coastline, including Broad Haven and Little Haven, just a short drive away.



Entrance Hallway

Entered via a uPVC front door, the hallway features oak-effect laminate flooring, a staircase rising to the upper level, a front-facing window, and access to the ground floor reception rooms.

WC / Cloakroom

The space is finished with oak-effect laminate flooring and includes a WC and wash hand basin.

Lounge

7.14m x 3.56m (23'5" x 11'8")

A well-proportioned space with carpeted flooring, a front-facing window, and French doors opening onto the rear garden. Includes television connection points and accommodates a range of seating.

Dining Room

4.22m x 3.01m (13'10" x 9'10")

Carpeted and offering French doors to the garden along with an additional rear window. Ample room for a dining table and direct access to the kitchen.

Kitchen

4.13m x 3.53m (13'7" x 11'7")

Fitted with solid wood wall and base units, worktops, and tiled splash backs, the kitchen includes an eye-level double oven, four-ring induction hob with extractor, and integrated fridge and dishwasher. A double stainless steel sink with drainer sits beneath a front-facing window. Oak-effect laminate flooring throughout.

Utility Room

3.01m x 1.72m (9'11" x 5'8")

Provides matching base units with work surfaces and splash backs, plumbing for a washing machine, and houses the Grant boiler. There is a rear-facing window and door leading out to the garden.

Bedroom One

3.87m x 3.56m (12'8" x 11'8")

A double bedroom with carpeted flooring, windows to the side and rear, and space for wardrobes.

En-Suite Shower Room

2.42m x 1.91m (7'11" x 6'3")

Includes a corner shower with sliding screen and panelled surround, WC, wash basin with mirror above, and tiled walls. Finished with vinyl flooring, an extractor fan, radiator, and rear-facing window.

Bedroom Two

3.53m x 2.65m (11'7" x 8'8")

Double bedroom with carpet underfoot and a window overlooking the rear.

Bedroom Three

3.56m x 3.27m (11'8" x 10'9")

Also a double room, with carpeted flooring, a front-facing window, and space for wardrobes.

Bedroom Four

3.53m x 2.51m (11'7" x 8'3")

Single bedroom with carpeted flooring and a front-facing window. Suitable as a single bedroom or nursery, with space for wardrobes.

Bathroom

3.53m x 1.98m (11'7" x 6'6")

Fitted with a bath and overhead shower with glass screen, WC, and wash basin with mirror above. Walls are tiled and flooring is finished in vinyl tile effect. Includes a side-facing window, radiator, and extractor fan.

Double Garage

6.22m x 6.01m (20'5" x 19'9")

Equipped with up-and-over doors, concrete flooring, lighting, and electricity. Includes a rear-facing window and side access door. Suitable for vehicle storage, workshop use, or gym space.

External

The property includes a small front lawn and a private driveway at the fore for two vehicles, with further vehicle access available via the double garage, which is fitted with two up-and-over doors. Pathways lead to the rear garden, which features a lawn, patio, and a small decked area, all enclosed by feather-edge fencing.

Additional Information

We are advised that all mains services are connected. Oil-fired central heating.

Council Tax Band

F (£2,386.18)

What3Words

roofer.tables.alieneated

Tenure

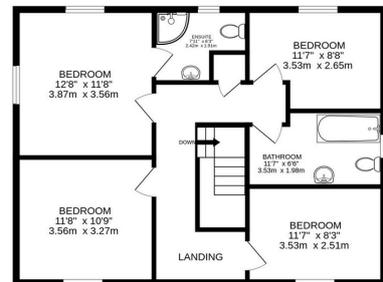
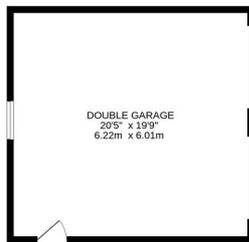
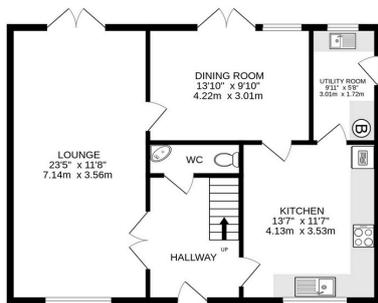
Freehold





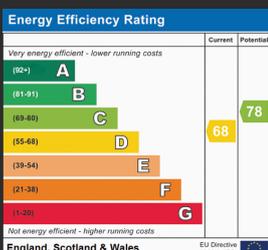
GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1863 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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