



## Little Acre

11 Pill Road, Hook, SA62 4LX

OIRO: £425,000 | Freehold | EPC: D





Introducing this pristine four-bedroom detached bungalow located in the sought-after village of Hook, offering spacious modern living, a beautiful bespoke kitchen, and an expansive patio and garden area with stunning countryside views.

Upon entering, you are welcomed into a spacious entrance hallway adorned with engineered oak flooring and flooded with natural light, creating an inviting atmosphere. The bespoke kitchen features exquisite limestone flooring and handcrafted cabinetry with solid worktops, complemented by a beautiful rangemaster cooker and a striking oak mantle. The elegantly designed lounge boasts a red brick fireplace with a slate hearth, serving as a charming focal point. The ground floor accommodates three generous double bedrooms, each with plush carpeting and large windows that provide abundant natural light. The sleek and modern family bathroom includes a walk-in shower and bath, catering to the needs of a growing family. On the first floor, the master bedroom features fitted wardrobes, large velux windows, and a newly renovated en-suite shower room.

Externally, the property is accessed via gated entry leading to a spacious block-paved driveway with ample parking for multiple vehicles and access to the detached single garage. The front garden is primarily laid to lawn, with gravelled pathways encircling the garden, bordered by a conifer hedge for added privacy. To the rear, a large porcelain patio provides an ideal entertaining space, complemented by a lawn area perfect for family activities. The rear garden offers stunning countryside views and includes an additional block-built shed for extra storage.

Located just outside Haverfordwest, Hook offers educational and leisure opportunities, making it ideal for families. The village boasts a local shop, social club, cricket pitch, and park, enhancing the community feel. Coastal walks along the Cleddau Estuary are nearby, and Haverfordwest, only six miles away, offers all necessary amenities. The Pembrokeshire coast, with its stunning beaches at Broad Haven and the charming village of Little Haven, is a short drive away.





### Entrance Hallway

The entrance features a hardwood front door with engineered oak flooring, providing a warm and inviting entryway. The staircase leads to the first floor, with a rear aspect window providing natural light throughout.

### Kitchen

**4.65m x 3.02m (15'3" x 9'11")**

Offering limestone tiled flooring, the kitchen boasts a range of matching eye and base level units with solid worktops and tiled splash backs. It includes a double sink with a draining board plus an integrated dishwasher and fridge/freezer. The Range Master oven, complete with a four-ring gas stove, hot plates, and extractor hood with an oak mantle, adds to its functionality. Windows to the rear aspect offer delightful garden and countryside views.

### Dining Room

**3.66m x 3.00m (12'0" x 9'10")**

This elegant dining room features limestone flooring and exposed red brick pillars, highlighted by pendant lighting. The space accommodates a dining table and is finished with a dado rail surround. Double glass doors lead to the lounge.

### Utility Room

**2.83m x 2.71m (9'3" x 8'11")**

Featuring limestone flooring and matching base level units with solid worktops and tiled splash backs. Plumbing for a washing machine and dryer is available, plus a sink with draining board and an integrated storage cupboard with a sliding door offers additional space. A fitted welcome mat enhances functionality, with a window to the rear aspect and a uPVC door leading to the driveway.

### Lounge

**5.84m x 3.71m (19'2" x 12'2")**

This inviting lounge features engineered oak flooring and a feature red brick electric fireplace (not included) with a slate hearth and oak mantle. The room benefits from windows to the front and side aspects, offering abundant natural light, and is equipped with two radiators for added warmth.

### Master Bedroom

**5.87m x 3.84m (19'3" x 12'7")**

The spacious master bedroom is carpeted for comfort and includes fitted wardrobes, providing ample storage. With space for a dressing table, the room is filled with natural light from two velux windows, and a radiator ensures a cosy atmosphere.



### En-Suite Shower Room

**2.31m x 2.16m (7'7" x 7'1")**

The en-suite features vinyl flooring and elegant marble-effect wall panelling. A modern vanity unit with a sink and drawers offers practical storage solutions. The walk-in shower features a luxurious rainfall head and a glass sliding screen. Additional amenities include a heated towel rail, an extractor fan, and a WC.

### Bedroom Two

**3.63m x 3.58m (11'11" x 11'9")**

This welcoming double bedroom has carpet underfoot and features fitted wardrobes for storage. A charming bay window to the front aspect adds character, while a radiator ensures warmth.

### Bedroom Three

**3.63m x 2.69m (11'11" x 8'10")**

A cosy double bedroom with carpeted flooring, offering a window to the side aspect and a radiator for comfort.

### Bedroom Four

**3.66m x 3.20m (12'0" x 10'6")**

This comfortable double bedroom features carpet underfoot, fitted wardrobes, and a bay window to the front aspect. A radiator completes the room.

### Bathroom

**2.97m x 2.34m (9'9" x 7'8")**

The bathroom is elegantly appointed with contemporary fittings. It features tiled flooring, tiled walls, a panelled bath with a glass screen and shower over, a sink set within a vanity unit with a heated mirror above, a bidet, and a WC. A velux window provides natural light, while an extractor fan and a radiator ensure comfort.

### External

The property is accessed through a gated entrance with a block-paved driveway providing ample space for multiple vehicles. The front garden is primarily laid to lawn, surrounded by a gravelled pathway and hedges for added privacy. The rear garden boasts an expansive porcelain patio and seating area, bordered by dwarf walls. The garden is laid to lawn, with an additional block-built shed available for further storage. The property offers stunning countryside views, enhancing its tranquil setting.

### Additional Information

All mains services are connected. Oil central heating.

### Council Tax Band

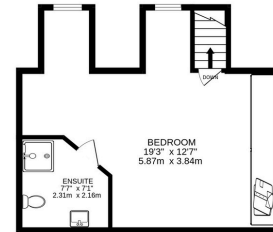
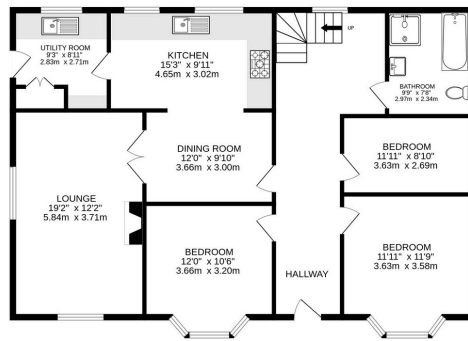
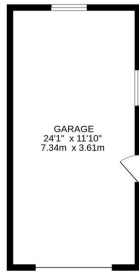
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GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		71
(21-38)	F	56	
(1-20)	G		
Not energy efficient - higher running costs			

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