

38A High Road, Hockley SS5 4TA



£ 769,995

A deceptively spacious five bedroom contemporary family home arranged over three levels and built to the highest of standards. The stunning 34ft by 23ft 6" open plan kitchen/dining/family room has full height bi-fold doors leading onto a large terrace with wonderful views over the garden and countryside beyond. Located very close to Hockley Woods, has countryside walks to the rear yet is only a short distance to local shops, schools and stations. VIEWING ADVISED. EPC Rating: TBC. Our Ref: 14295.

Directions: Proceeding from the Spa roundabout in the centre of Hockley take the Main Road towards Rayleigh. Continue along this road which turns into High Road. The property can be found on the right hand side.



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via entrance door with obscure double glazed lead light stained side lights to the stunning open plan kitchen/dining/family room.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 30' 4" x 23' 6" (9.25m x 7.16m)

Two sets of double glazed bi fold doors onto a **LARGE TERRACE** with an open aspect overlooking gardens and countryside. Double glazed lead light windows to front aspect. Oak flooring. Multi fuel 10 kilowatt wood burner. Two radiators with decorative covers. Wall mounted TV point.



A comprehensive range of high gloss units to eye and base level. Stunning centre island with five ring gas hob with integrated oven and microwave below. Additional integrated double oven. An attached raised circular breakfast bar and working surfaces with seating for four/five people. Integrated American style fridge freezer. Leading through to utility room. Leading to terrace.



LARGE TERRACE 31' 6" x 12' 6" (9.6m x 3.81m)

Glass balustrade to both sides offering seclusion. Further glass balustrade handrail with views over gardens and surrounding countryside.



UTILITY ROOM 13' x 4' 10" (3.96m x 1.47m)

Double glazed lead light window to front aspect. A range of high gloss units to eye and base level. Oak flooring. Granite working surface with a one and a quarter sink unit with granite drainer. Integrated dishwasher. Door to garage.



STORAGE ROOM 13' 10" x 3' 1" (4.22m x 0.94m)

Obscure window to side aspect. Plumbing and space for washing machine and tumble drier. Radiator.

GALLERIED FIRST FLOOR LANDING

Glass balustrade handrail. Obscure double glazed lead light window to front aspect. Coving to plastered ceiling.

BEDROOM THREE 10' 7" x 10' 2" (3.23m x 3.1m)

Double glazed window to rear aspect with views over gardens and countryside beyond. Double glazed circular lead light window to side aspect. Radiator. Plastered ceiling. Wall mounted TV point. Access to loft.



BEDROOM FOUR 10' 2" x 9' 10" (3.1m x 3m)

Double glazed window to rear aspect with views over gardens and countryside beyond. Double glazed circular lead light window to side aspect. Radiator. Plastered ceiling.



BEDROOM FIVE 10' 2" x 6' 3" (3.1m x 1.91m)

Double glazed window to rear aspect with views over gardens and countryside beyond. Radiator. Wall mounted TV point. Plastered ceiling.

LUXURY FAMILY BATHROOM

Obscure double glazed circular window to side aspect. A three piece white suite comprising slipper bath with centre tap and shower attachment, vanity wash hand basin and low level WC. Chrome heated towel rail. Tiled flooring. Extractor fan.



LOWER GROUND FLOOR HALLWAY

Cloaks cupboard. Hardwood door providing access to rear garden.

BATHROOM 12' 10" x 6' 8" (3.91m x 2.03m)

A three piece white suite comprising panelled bath with centre tap and shower attachment, vanity wash hand basin and low level WC. Tiled flooring. Tiled walls. Chrome heated towel rail. Plastered ceiling. Extractor fan.



BEDROOM TWO 12' 10" x 11' 4" (3.91m x 3.45m)

Two double glazed windows to rear aspect with matching white window shutters. Radiator. Wall mounted TV point. Plastered ceiling.



BEDROOM ONE 14' 4" x 12' 10" (4.37m x 3.91m)

Two double glazed windows to rear aspect with matching white window shutters. Radiator. Wall mounted TV point. Plastered ceiling.



EN SUITE WET ROOM 8' 10" x 6' 7" (2.69m x 2.01m)

A three piece suite comprising shower area with glass panels with fixed rain dance shower head, large feature sink and low level WC. Chrome heated towel rail. Extractor fan. Tiled flooring.



DRESSING ROOM 12' 7" x 6' 5" (3.84m x 1.96m)

Ample storage and hanging space. Shoe rails.



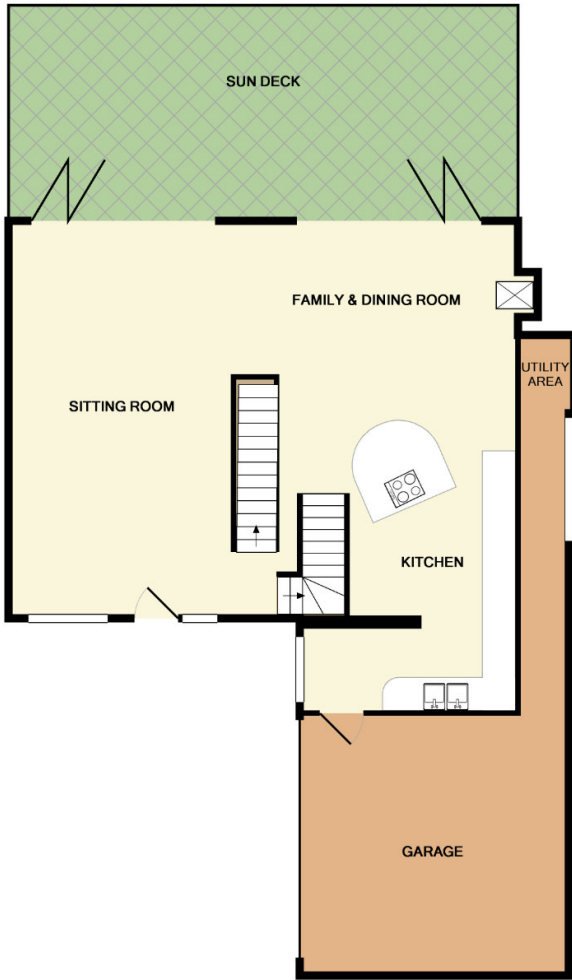
EXTERIOR.

The **REAR GARDEN** measures 42ft wide x 80ft deep (12.8m x 24.38m) commencing with patio to a large laid to lawn area with a variety of plants, shrubs and trees. **PLAY AREA** with **TREEHOUSE**. Exterior tap. Exterior lighting. Side access to front. **SUMMERHOUSE** 14' 6" x 12' 10" (4.42m x 3.91m) Double doors. Side access to front.

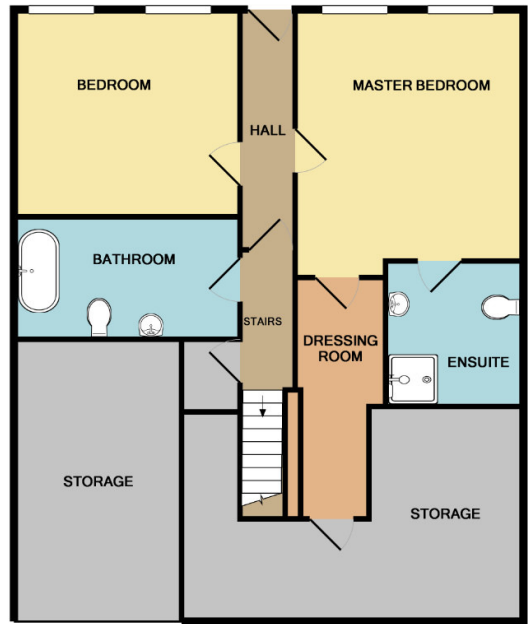


The **FRONT** has off street parking for four/five vehicles leading to **INTEGRAL GARAGE** 16' 8" x 15' 7" (5.08m x 4.75m) with electric roller door. Power and lighting. Obscure double glazed circular window to front aspect. Wall mounted boiler. **ADDITIONAL STORE/UTILITY ROOM** 13' 10" x 3' 1" (4.22m x 0.94m) Obscure window to side aspect.

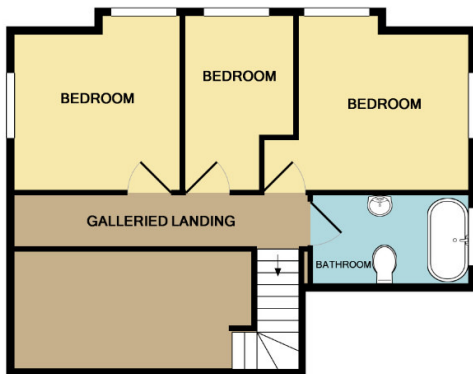




ENTRANCE FLOOR
APPROX. FLOOR
AREA 1110 SQ.FT.
(103.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1104 SQ.FT.
(102.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2740 SQ.FT. (254.6 SQ.M.)
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ACCOMMODATION

GROUND FLOOR:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
LARGE TERRACE
UTILITY ROOM
STORAGE ROOM

FIRST FLOOR:

GALLIERED FIRST FLOOR LANDING
BEDROOM THREE
BEDROOM FOUR
BEDROOM FIVE
LUXURY FAMILY BATHROOM

LOWER GROUND FLOOR:

BEDROOM ONE WITH EN SUITE WET ROOM AND DRESSING ROOM
BEDROOM TWO
BATHROOM

EXTERIOR:

REAR GARDEN MEASURING 42FT WIDE BY 80FT DEEP
PLAY AREA WITH TREEHOUSE
SUMMERHOUSE
OFF STREET PARKING TO FRONT FOR FOUR/FIVE VEHICLES
INTEGRAL GARAGE