

Williams & Donovan

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Hillside Road, Hockley SS5 4RT



£ 695,000

Situated in one of Hockley's most sought after locations is this substantial four bedroom detached family home on a plot measuring approximately 55ft wide. The property has been maintained and improved by the current owners to a very high specification throughout and benefits from having three reception rooms, kitchen/breakfast room, en suite to master bedroom, rear garden measuring 70ft by 55ft and a sweeping In & Out driveway. Within walking distance to local shops, schools and mainline railway station. Internal viewing highly recommended. EPC rating: D. Our Ref 14342

Directions: Proceeding from our office here in Hockley, take the B1013 towards Rayleigh, turn left into Bullwood Approach, Hillside Road can be found on the right



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Entrance via double glazed entrance door with side windows to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Two storage cupboards. Solid Marble tiled floor with under floor heating. Coving to plastered ceiling. Radiator. Solid Oak internal doors throughout.



RECENTLY FITTED GROUND FLOOR CLOAKROOM

Modern two piece white suite comprising of wall mounted low level WC with concealed cistern and inset wash hand basin with vanity storage below. Tiled floor. Marble tiled walls. Plastered ceiling. Chrome heated towel rail.

STUDY 12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



SITTING ROOM / DINING ROOM 14' 7" x 13' 5" (4.44m x 4.09m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



LOUNGE 21' 1" x 16' 6" (6.43m x 5.03m)

Two double glazed windows to the rear aspect. Feature fireplace with inset gas fire. Feature wall with inset box shelves with lighting and inset LED TV space. Walnut floor. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 17' 1" x 12' 10" (5.21m x 3.91m)

Double glazed window to the rear aspect. Double glazed French door providing access to the rear garden. Range of base and eye level units. Roll top work surfaces. One and half stainless steel sink drainer unit. Tiled splash backs. Integrated electric double oven. Separate five ring gas hob. Stainless steel extractor chimney. Breakfast bar. Tiled floor. Coving to plastered ceiling. Inset spot lights. Access to loft. Radiator.



UTILITY ROOM 12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to the side aspect. Double glazed door to the side. Base level units. Roll top work surfaces. Stainless steel sink drainer unit. Tiled splash backs. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge/freezer. Tiled floor. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Access to loft. Airing cupboard.



MASTER BEDROOM 16' 4" x 14' 2" (4.98m x 4.32m)

Double glazed window to the rear aspect. Obscure double glazed window to the side aspect. Walk-in wardrobe with double opening Oak doors. Walnut floor. Coving to plastered ceiling. Radiator.



DRESSING ROOM 7' 4" x 4' 11" (2.24m x 1.5m)

Walnut floor. Coving to plastered ceiling. Inset spot lights.

LUXURY EN SUITE

Obscure double glazed window to the front aspect. Three piece suite comprising of low level WC, inset wash hand basin with vanity storage below and double shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.



BEDROOM TWO 13' 4" x 10' 3" (4.06m x 3.12m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM THREE 13' x 10' 7" (3.96m x 3.23m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 12' 2" x 9' 10" (3.71m x 3m)

Double glazed window to the rear aspect. Wood effect floor. Coving to plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Four piece suite comprising of low level WC, inset wash hand basin with storage below, corner bath with mixer tap and shower attachment and shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Radiator.

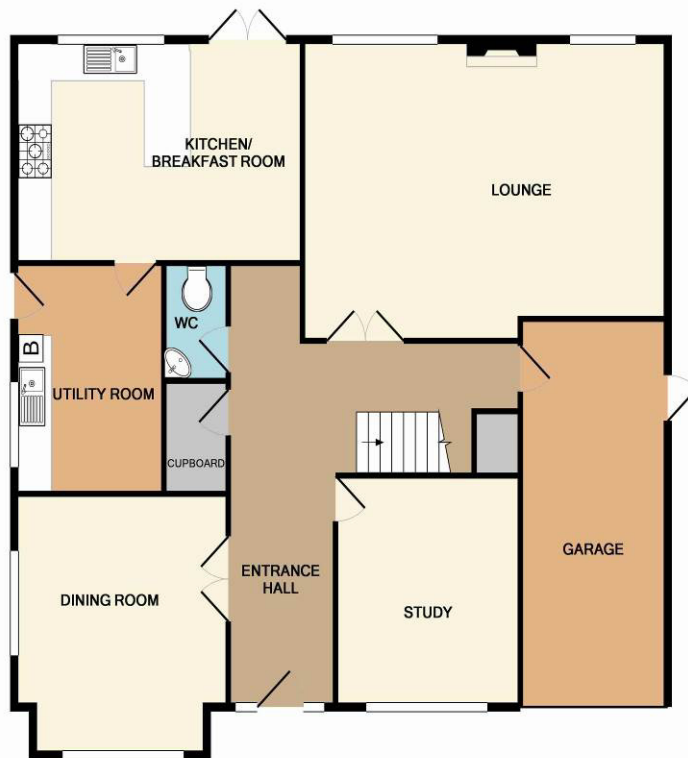


EXTERIOR

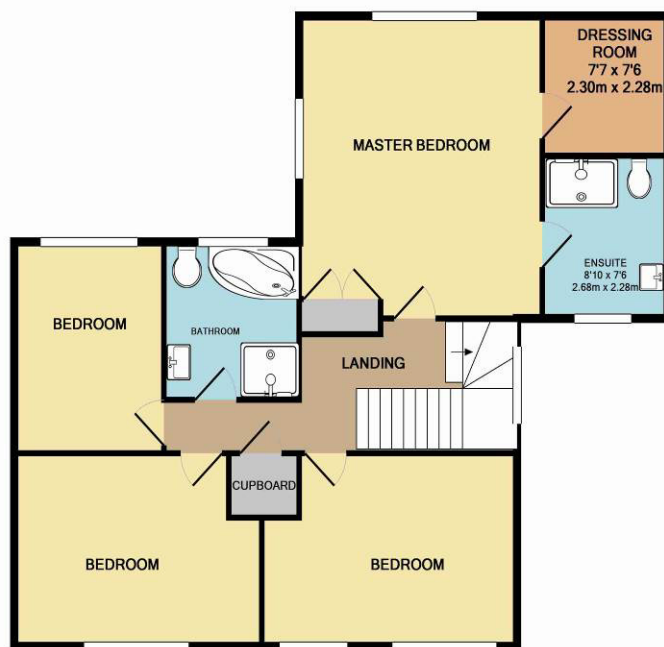
The **un-overlooked REAR GARDEN** measures **approximately 70' x 55' (21.34m x 16.76m)** and commences with Indian Sandstone paved patio with pathway to rear of garden. Laid to lawn. Flower and shrub borders. **LARGE SHED**, to remain. Exterior lighting. Pergola. Spacious side with gate providing access to the front.



The **FRONT** has flower and shrub borders, exterior lighting, a brick retaining wall to the front boundary and a sweeping, block paved In & Out driveway which in turn leads to **GARAGE 21' 3" x 9' (6.48m x 2.74m)** with electric up and over door.



GROUND FLOOR



1ST FLOOR

