

## Fountain Lane, Hockley SS5 4SU



Guide Price £650,000 - £675,000

Situated in one of Hockley's premier locations is this substantial five bedroom executive detached family home. The property boasts many fine features with rear garden approaching 100ft, large sweeping in and out driveway and double garage. Within walking distance to all local amenities and Hockley Woods. Viewing recommended.

EPC Rating: E. Our Ref: 14448.

*Directions: Proceeding from the centre of Hockley take the Main Road towards Rayleigh. Continue along for some distance, past The Bull Public House and turn right into Folly Lane. Continue to the end of Folly Lane and Fountain Lane is left at the t-junction.*



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via hardwood entrance door to entrance hall.

#### **ENTRANCE HALL**

Double glazed window to front and side aspects. Wood effect flooring. Radiator. Plastered ceiling. Stairs to first floor accommodation with glass balustrade and under stairs storage cupboard. Oak doors to all rooms.

#### **SITTING ROOM 14' 2" x 10' (4.32m x 3.05m)**

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



#### **GROUND FLOOR CLOAKROOM/UTILITY**

Obscure double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and low level wc. Tiled walls. Tiled flooring. Space and plumbing for appliances.

#### **DINING ROOM 13' x 10' 9" (3.96m x 3.28m)**

Double glazed French doors providing access to conservatory. Radiator. Plastered ceiling with inset spotlighting. Open plan to lounge.



#### **LOUNGE 20' 1" x 12' 9" (6.12m x 3.89m)**

Double glazed French doors providing access to conservatory. Feature brick built fireplace. Two radiators. Plastered ceiling with inset spotlighting.



#### **CONSERVATORY 26' 11" x 9' 10" (8.2m x 3m)**

Double glazed French doors providing access to rear garden. Radiator. Tiled flooring. Door to kitchen/breakfast room.



**KITCHEN/BREAKFAST ROOM 21' 11" x 9' 11" (6.68m x 3.02m)**

Double glazed window to side aspect. Double glazed door providing access to rear garden. Glass roof lantern. A comprehensive range of modern wooden base and eye level units incorporating Corian work surface with inset sink drainer unit. Radiator. Karndean tiled flooring. Space for Range cooker with stainless steel splash back and extractor chimney above. Space and housing for American style fridge freezer. Integrated dishwasher. Vertical chrome radiator. Plastered ceiling with inset spotlighting.



**FIRST FLOOR LANDING**

Double glazed window to side aspect. Radiator. Wood effect flooring. Two loft access. Inset spotlighting. Oak doors to all rooms.

**BEDROOM ONE 14' 2" x 14' (4.32m x 4.27m)**

Double glazed window to front aspect. Eaves storage cupboard. Door to en suite.



**EN SUITE (RECENTLY FITTED)**

A modern three piece suite comprising fully tiled corner shower cubicle with thermostatic shower, white high gloss vanity unit with inset wash hand basin and low level wc. Tiled flooring. Tiled walls. Plastered ceiling with inset spotlighting.



**BEDROOM TWO 16' 5" x 9' 8" (5m x 2.95m)**

Two double glazed windows to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.



**BEDROOM THREE 11' 11" x 9' 11" (3.63m x 3.02m)**

Double glazed window to rear aspect. Radiator. Fitted bedroom furniture.



**BEDROOM FOUR 11' 1" x 9' 3" (3.38m x 2.82m)**

Double glazed window to front aspect. Radiator. Fitted bedroom furniture.

**BEDROOM FIVE 11' 11" x 6' 6" (3.63m x 1.98m)**

Double glazed window to rear aspect. Radiator. Sliding mirror fronted wardrobes to one wall.

**LUXURY FAMILY BATHROOM**

Obscure double glazed window to front and side aspects. A four suite comprising freestanding bath with floor mounted centralised mixer taps and shower attachment, fully tiled corner shower cubicle, table top wash hand basin with vanity storage below and low level wc. Radiator. Chrome heated towel rail. Plastered ceiling with inset spotlighting. Wood effect flooring.



**EXTERIOR.**

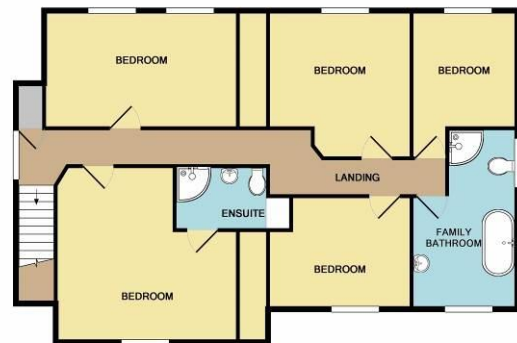
The **REAR GARDEN** is approaching 100ft (30.48m) by approximately 50ft (15.24m) commencing decking area with steps up to garden. Mainly laid to lawn with mature flower and shrub borders. Door to garage. Gate providing access to front.



The **FRONT** has a large sweeping in and out driveway providing off street parking for several vehicles leading to **DETACHED DOUBLE GARAGE** with two up and over doors.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1544 SQ.FT.  
(143.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1091 SQ.FT.  
(101.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2635 SQ.FT. (244.8 SQ.M.)  
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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.