

## Glencrofts, Hawkwell SS5 4GN



£725,000

Situated in the much sought after Glencroft development, set behind a private, gated entrance is this stunning five bedroom, detached executive family home occupying a wider than average plot and backing directly onto parkland. The property benefits from having two en suites, three reception rooms, landscaped rear garden and double garage. Within walking distance to mainline railway station, local schools and shops. Internal viewing highly recommended. EPC Rating: tbc. Our Ref 14430

**Directions:** Proceeding from the centre of Hockley, at the Spa roundabout take the Southend Road, turn 2nd left into White Hart Lane and continue to the end of the road where Glencrofts can be found on the right hand side.



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Entrance via hardwood entrance door to

### **SPACIOUS ENTRANCE HALL**

Two double glazed windows to the front aspect. Stairs to first floor accommodation. Two under stairs storage cupboard. Solid wood flooring. Coving to plastered ceiling. Inset spot lights. Radiator.

### **LOUNGE 20' x 12' 8" (6.1m x 3.86m)**

Double glazed window to the front aspect. Double glazed French doors to the rear garden. Feature fireplace with inset fire. Solid wood flooring. Coving to plastered ceiling. Two radiators.

### **DINING ROOM 13' 8" x 11' 4" (4.17m x 3.45m)**

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Solid wood flooring. Coving to plastered ceiling. Radiator.



### **STUDY 8' 3" x 8' 3" (2.51m x 2.51m)**

Double glazed French doors to the side. Solid wood flooring. Coving to plastered ceiling. Radiator.



### **KITCHEN 13' 10" x 11' 9" (4.22m x 3.58m)**

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed French doors to the rear. Comprehensive range of modern, fitted base and eye level units. Solid wood work surfaces. Breakfast bar. Integrated double electric oven. Separate five ring gas hob. Stainless steel extractor chimney. Integrated dish washer. Integrated fridge/freezer. Coving to plastered ceiling. Inset spot lights. Tiled flooring. Radiator.



### **UTILITY ROOM 6' 9" x 5' (2.06m x 1.52m)**

Double glazed door providing access to the side. Base and eye level units. Solid wood work surfaces. Inset sink drainer unit. Space and plumbing for appliances. Tiled flooring. Radiator.

### **GROUND FLOOR CLOAKROOM**

Conceal cistern WC. Inset wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Radiator.

### **FIRST FLOOR ACCOMMODATION**

#### **GALLERIED LANDING**

Airing cupboard housing Megaflo water system. Loft access. Radiator.





**MASTER BEDROOM SUITE 21' 3" max x 13' 4" max (6.48m x 4.06m)**

Two double glazed windows to the front aspect. Fitted, mirror fronted, sliding door wardrobes to one wall. Two radiators. Steps up to



**EN SUITE**

Two obscure double glazed windows to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Double walk-in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.



**BEDROOM TWO 13' 4" x 11' 6" (4.06m x 3.51m)**

Double glazed window to the rear aspect. Fitted wardrobe. Plastered ceiling. Radiator.



**EN SUITE (RECENTLY FITTED)**

Low level WC. Inset wash hand basin with vanity storage below. Double walk-in shower cubicle. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Radiator.

**BEDROOM THREE 10' 7" x 10' 4" (3.23m x 3.15m)**

Double glazed window to the rear aspect. Fitted wardrobe. Coving to plastered ceiling. Radiator.



**BEDROOM FOUR 10' 1" x 9' 6" (3.07m x 2.9m)**

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



**BEDROOM FIVE 10' 2" x 9' 4" (3.1m x 2.84m)**

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



## FAMILY BATHROOM

Obscure double glazed window to the front aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with mixer tap and shower attachment. Double walk-in shower cubicle with drying area. Tiled floor. Tiled walls. Coving to plastered ceiling. Inset spot lights. Radiator.



## EXTERIOR

The **LANDSCAPED REAR GARDEN** measures **approximately 65' max (19.81m) wide** and backs directly onto open park land. Selection of mature flowers and shrubs. Lawn area with steps up to raised decking with pagoda. Further patio seating area. Gate to the side providing access to the front. Further side access leading to personal door into double garage and archway to the front.



The **FRONT** is access via a private, gated drive which leads to own block paved driveway providing off-street parking for several vehicles which in turn leads to **DOUBLE DETACHED GARAGE** with twin, double opening doors and power and light



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 shown 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.