

## Sunny Road, Hockley SS5 4NZ



£ 475,000

Presented in an immaculate condition is this four bedroom detached family home on an attractive corner plot with secluded, landscaped front garden, en suite bathroom to master bedroom, double aspect lounge and separate dining room, a double glazed conservatory with glass roof and under-floor heating, detached, double garage and own driveway providing off-street parking for several cars. Ideally located close to local schools, shops, mainline railway station and Hockley Woods. No onward chain.

Our Ref 13014

**Directions:** Proceeding from our office on the Spa roundabout continue up Woodlands Road and take the first left into Kilnwood Avenue. Proceed along this road and turn first right into Claybrick Avenue. At the t-junction turn left, follow the road round the corner and Sunny Road is the first turning on the right.



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



# Sunny Road, Hockley SS5 4NZ

Entrance via spacious covered front porch area to

## **ENTRANCE HALL**

Obscure double glazed lead light window to the front aspect. Stairs to first floor accommodation. Cloaks cupboard. Laminate wood flooring. Radiator with decorative cover.

## **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to the side aspect. Two piece white suite comprising of wash hand basin with tiled splash back and low level WC. Laminate wood flooring. Radiator.

## **DINING ROOM 10' 10" x 10' 6" (3.3m x 3.2m)**

Double glazed lead light window to the front aspect. Dado rail. Radiator.



## **LOUNGE 18' 7" x 11' 8" (5.66m x 3.56m)**

Two double glazed windows to the front aspect. Feature fireplace with real flame gas fire. TV point. Satellite point. Three radiators. Glazed doors with full height side windows to the



## **CONSERVATORY (FITTED 2010) 10' 6" x 10' 6" (3.2m x 3.2m)**

Double glazed windows to the rear aspects. Double glazed French doors to the rear. Double glazed glass roof. Amtico flooring with under floor electric heating.



## **KITCHEN/BREAKFAST ROOM 11' 10" x 10' 10" (3.61m x 3.3m)**

Double glazed window to the rear aspect. Modern range of fitted base and eye level units. Roll edge work surfaces. Corner display units to base and eye levels. Concealed under cupboard lighting. One and quarter sink drainer unit. Four ring gas hob with extractor fan above. Integrated oven. Cupboard. Space, with plumbing, for dish washer or tumble dryer. Space for fridge/freezer. Laminate wood flooring. Radiator.



### **UTILITY ROOM 6' 2" x 5' 4" (1.88m x 1.63m)**

Obscure double glazed door to the rear. Units to base level. Sink drainer unit. Plumbing and space for washing machine. Wall mounted boiler. Laminate wood flooring. Radiator.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Access to loft. Airing cupboard. Radiator with decorative cover.



### **BEDROOM ONE 12' 8" increasing to 15' 10" x 12' (3.86m increasing to 4.83m x 3.66m)**

Double glazed window to the rear aspect. Built-in cupboard. Radiator.



### **EN SUITE**

Obscure double glazed lead light window to the front aspect. Modern three piece white suite comprising of pedestal wash hand basin, panelled bath with shower attachment and low level WC. Karndean flooring. Tiled walls. Extractor fan. Radiator.



### **BEDROOM TWO 12' 10" x 10' 7" (3.91m x 3.23m)**

Double glazed lead light window to the front aspect. Built-in cupboard. Radiator.



### **BEDROOM THREE 10' 1" x 9' 1" (3.07m x 2.77m)**

Double glazed lead light window to the front aspect. Built-in cupboard. Radiator.



### **BEDROOM FOUR 9' x 7' (2.74m x 2.13m)**

Double glazed window to the rear aspect. Radiator.

### **SHOWER ROOM**

Obscure double glazed window to the rear aspect. Modern three piece white suite comprising of wash hand basin, curved glass shower enclosure with adjustable shower head and separate drying area and low level WC. Vanity mirror. Shaver point. Altro flooring. Extractor fan. Chrome heated towel rail.



### **EXTERIOR**

The **REAR GARDEN** has shaped patio and laid to lawn area. Established plants, trees and shrubs. Exterior tap. **SHED** to remain. Movement sensor lighting to one side of the property.



**OWN DRIVEWAY** providing off-street parking for several cars which in turn leads to **DETACHED PITCHED ROOF GARAGE 17' 10" wide x 17' 1" deep (5.44m wide x 5.21m deep)** with two up and over doors, power and light, roof storage space, personal door to rear garden.

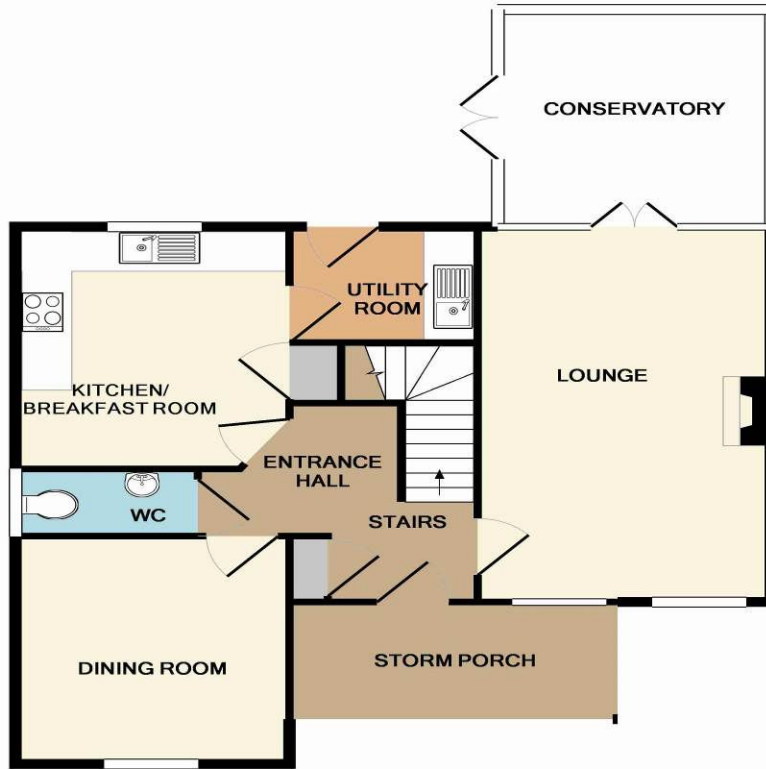


The low maintenance secluded **FRONT** is landscaped with shingle pathway leading from the side to the front entrance porch.

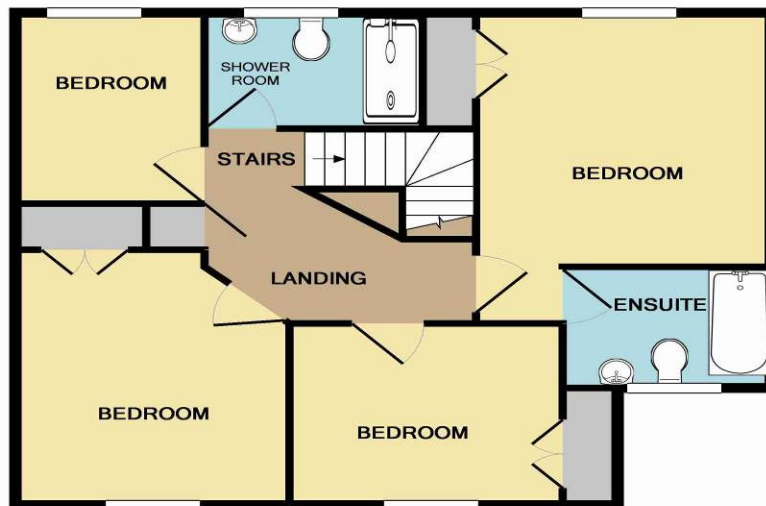
External power points to front, rear and side.

**Agents Note:**

The vendor has advised that 14 Photovoltaic panels were professionally installed in 2011 on a 25 year feed-in tariff contract. The panels generated an income in excess of £1,600 in 2014 which covered the utility bill costs.



GROUND FLOOR



1ST FLOOR

# Energy Performance Certificate



27, Sunny Road, HOCKLEY, SS5 4NZ

Dwelling type: Detached house  
 Date of assessment: 30 August 2015  
 Date of certificate: 08 September 2015

Reference number: 7908-1058-7248-3585-6930  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 133 m<sup>2</sup>

### Use this document to:

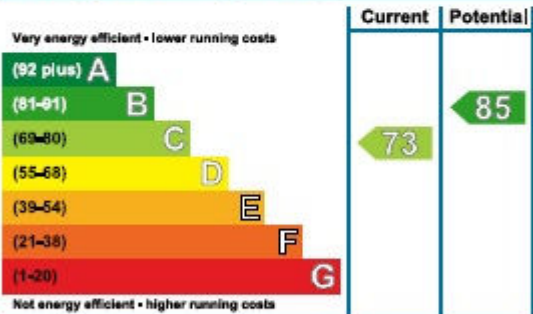
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,822</b>
<b>Over 3 years you could save</b>	<b>£ 1,179</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 207 over 3 years	
Heating	£ 2,850 over 3 years	£ 2,208 over 3 years	
Hot Water	£ 621 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 3,822</b>	<b>£ 2,643</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 80).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 177	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48	
3 Low energy lighting for all fixed outlets	£60	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.