

## Etheldore Avenue, Hockley SS5 5PA



£765,000

Situated on the much sought after countryside development is this stunning six bedroom, three storey, executive detached family home boasting master suite with dressing room and en suite, en suite to bedroom two, 2nd floor accommodation with shower room, three reception rooms, large kitchen/breakfast room, secluded landscaped rear garden, double garage and own driveway providing off-street parking. Walking distance to mainline railway station, local schools and shops.

Viewing highly recommended to truly appreciate the accommodation on offer.

EPC Rating: C. Our Ref 14992

**Directions:** Proceeding from the Spa roundabout in the centre of Hockley, take the Spa Road sign posted Ashington. Continue through the village and take the immediate left under the railway bridge into Plumberow Avenue. Continue along this road for some distance turning right into Etheldore Avenue.



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Entrance via double glazed entrance door to

### **ENTRANCE HALL**

Stairs to first floor accommodation. Under stairs storage cupboard. Double door coats cupboard. Amtico wood flooring. Coving to plastered ceiling. Radiator.

### **GROUND FLOOR WC**

Obscure double glazed window to the front aspect. Low level WC. Pedestal wash hand basin. Amtico flooring. Coving to plastered ceiling. Inset spot lights. Radiator.

### **STUDY 8' 8" x 7' 4" (2.64m x 2.24m)**

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



### **SITTING ROOM 12' 7" x 11' increasing to 13' 4" (3.84m x 3.35m < 4.06m)**

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



### **LOUNGE 17' 4" x 12' 8" (5.28m x 3.86m)**

Double glazed window to the side aspect. Double glazed French doors, with double glazed side windows, providing access to the rear garden. Feature fireplace with inset log burner. TV point. Coving to plastered ceiling. Two radiators.



### **KITCHEN/BREAKFAST/FAMILY ROOM 24' 1" x 12' (7.34m x 3.66m)**

Double glazed window to the side aspect. Two double glazed French doors, with double glazed side windows, providing access to the rear garden. Comprehensive range of base and eye level units. Roll edge work surfaces. Inset one and quarter sink drainer unit. Eye level display units. Integrated dish washer. Integrated fridge/freezer. Space for Range cooker with extractor chimney above. Concealed under cupboard lighting. Amtico flooring. Coving to plastered ceiling. Two radiators.





**UTILITY ROOM 6' 6" x 6' 4" (1.98m x 1.93m)**

Double glazed door providing access to the rear garden. Plumbing and space for washing machine. Space for tumble dryer. Amtico flooring. Coving to plastered ceiling.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Stairs to second floor accommodation. Airing cupboard. Coving to plastered ceiling. Radiator.

**FAMILY BATHROOM**

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with sensor tap and shower attachment. Shower enclosure with fixed shower head. Radiator.



**MASTER SUITE  
BEDROOM (ONE) 17' 3" x 10' 2" increasing to 13'  
(5.26m x 3.1m < 3.96m)**

Double glazed window to the rear aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Two radiators. Door to



**EN SUITE BATHROOM**

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with shower attachment. Shower enclosure with fixed shower head. Coving to plastered ceiling. Radiator.



**DRESSING ROOM 8' 10" x 8' 10" (2.69m x 2.69m)**

Double glazed window to the front aspect. Fitted, open wardrobes with hanging rails, drawers and storage compartments. Coving to plastered ceiling. Radiator.



### **BEDROOM TWO 12' x 11' 10" (3.66m x 3.61m)**

Double glazed window to the rear aspect. Double opening wardrobes. Plastered ceiling. Radiator. Door to



### **BEDROOM SIX 10' 4" x 7' 6" (3.15m x 2.29m)**

Double glazed window to the front aspect. Built-in cupboard. Coving to plastered ceiling. Radiator.



### **EN SUITE**

Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Shower enclosure with fixed shower head. Part tiled walls. Radiator.



### **SECOND FLOOR ACCOMMODATION**

#### **LANDING**

Double glazed window to the rear aspect. Plastered ceiling.

### **BEDROOM THREE 13' 4" x 10' 8" (4.06m x 3.25m)**

Double glazed window to the side aspect. Two double glazed Velux windows to the rear aspect. Three eaves storage cupboards. Fitted wardrobes. Radiator.



### **BEDROOM FIVE 12' 4" x 8' 6" (3.76m x 2.59m)**

Double glazed window to the front aspect. Built-in wardrobes. Coving to plastered ceiling. Inset spot lights. Radiator.



### **BEDROOM FOUR 12' 10" x 9' 10" (3.91m x 3m)**

Double glazed window to the side aspect. Double glazed Velux window to the rear aspect. Two eaves storage cupboards. Built-in wardrobes. Radiator.



### **DRESSING AREA 8' x 7' 8" (2.44m x 2.34m)**

Double glazed Velux window to the rear aspect.



### **SHOWER ROOM**

Double glazed Velux window to the front aspect. Low level WC. Vanity wash hand basin. Shower enclosure with fixed shower head. Tiled floor. Radiator.



### **EXTERIOR**

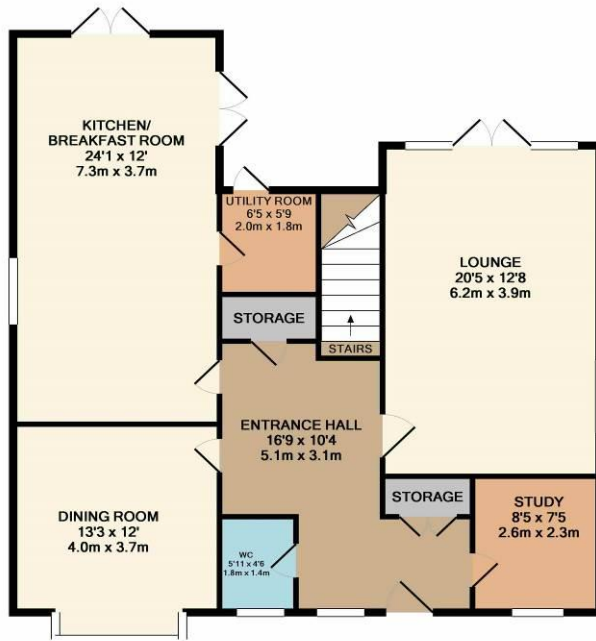
The **SOUTH FACING REAR GARDEN** measures approximately 62' wide x 47' deep (18.9m x 14.33m) and commences with paved patio area with steps up to laid to lawn garden. Variety of plants, trees and shrubs to borders. Raised decking area providing space for seating. Exterior tap. Exterior lighting. **HOT TUB**, to remain. Gate to side providing access to the front.



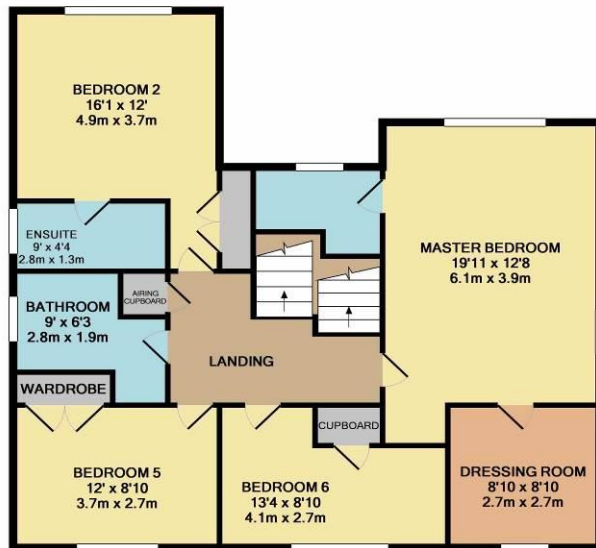
The **FRONT** has own driveway providing off-street parking for several vehicles which in turn leads to **PITCHED ROOF DOUBLE GARAGE** with power and lighting, personal door to rear garden

**Agents Note:**

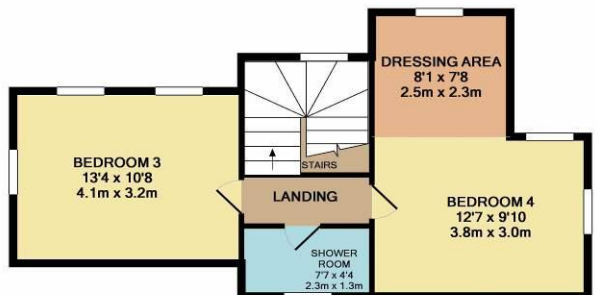
The vendor has advised that the property is fitted with Solar Panels which are included in the sale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1055 SQ.FT.  
(98.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 955 SQ.FT.  
(88.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2449 SQ.FT. (227.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.