

# Williams & Donovan

Sales · Lettings · New Homes

## 1A Thorpe Road, Hawkwell SS5 4EP



*Internal photographs are for illustrative purposes only and are of another property built by Hilton Homes*

£795,000

This unique contemporary and homely five bedroom detached home is currently being built to the usual Hilton Homes high specification. The property is situated close to local amenities on a plot measuring 53ft x 135ft with a 53ft x 66ft lawned garden and is within easy reach of Hockley High Street, mainline station with links to London and walking distance to Greensward Academy.

Our Ref: 15088.

**Directions:** Proceed from the centre of Hockley at the mini roundabout by Spa Public House along Southend Road which becomes Main Road and Thorpe Road can be found approximately a mile along on the left hand side.



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## ENTRANCE HALL

### SPACIOUS LUXURY KITCHEN/DINER 23' 4" x 14' 5" (7.11m x 4.39m)

with both a Bi-folding Window and doors, integrated high spec appliances inclusive of Wine chiller, 2 x Fridge/Freezers, Dishwasher, 2 x Ovens, Hob, Extractor, Microwave, designer radiator, marble worktops and under floor heating.

### SPACIOUS OPEN PLAN LOUNGE 17' 5" x 16' 9" (5.31m x 5.11m)

with Bi-folding doors, double Oak entrance doors, HDMI, Cat6, Telephone points and integrated ceiling surround sound speakers.

### SNUG 12' 2" x 9' 10" (3.71m x 3m)

with Cat6, HDMI points, book case, built in seated area and underfloor heating.

### UTILITY ROOM 10' 9" x 6' 7" (3.28m x 2.01m)

with Chrome Towel rail, Marble worktop, Designer sink, cupboards under floor heating and door to side path.

### STUDY 29' 6" x 3' 9" (9m x 1.14m)

with Telephone, Cat6, HDMI points and door to services cupboard.

### GROUND FLOOR CLOAKROOM

with Chrome Towel Rail, Sink with vanity unit, Toilet and under floor heating.

### PLAYROOM/GYM 13' 2" x 11' 6" (4.01m x 3.51m)

with HDMI, Cat6 points, Cornice coving, chrome sockets & switches.

### SPACIOUS LOWER HALLWAY

laid with porcelain tiles, underfloor heating and ceiling spotlights.

### MEDIA CUPBOARD

with Telephone sockets, Patch panel and Server Cabinet, CCTV.

### SPACIOUS FAMILY BATHROOM 9' 10" x 8' (3m x 2.44m)

with large walk in shower, free standing bath, Chrome towel rail, shaver point, LED mirror, floating vanity unit and under floor heating.

### MASTER BEDROOM 14' 6" x 13' 6" (4.42m x 4.11m)

with HDMI, Cat6 points and door leading to En-suite.

### EN-SUITE 7' 6" x 5' 3" (2.29m x 1.6m)

with walk in shower, ceiling spotlights, Chrome radiator, floating vanity unit, LED mirror and underfloor heating.

### BEDROOM TWO 13' 10" x 13' 6" (4.22m x 4.11m)

with HDMI, Cat6 points, Cornice coving, chrome sockets & switches and door leading to En-suite.

### EN-SUITE 10' 6" x 6' 8" (3.2m x 2.03m)

with walk in shower, ceiling spotlights, Chrome radiator, floating vanity unit, LED mirror and underfloor heating.

### BEDROOM THREE 17' 1" x 10' 10" (5.21m x 3.3m)

with HDMI, Cat6 points, Cornice coving, chrome sockets & switches.

### BEDROOM FOUR 13' 2" x 11' 10" (4.01m x 3.61m)

with HDMI, Cat6 points, Cornice coving, chrome sockets & switches.

### BEDROOM FIVE 15' 5" x 10' 6" (4.7m x 3.2m)

with HDMI, Cat6 points, Cornice coving, chrome sockets & switches.

## EXTERIOR.

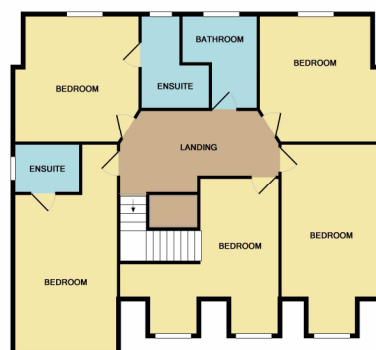
Block paved driveway to front.  
Integral garage.

### Specification Highlights:

Ten year CRL structural warranty  
Cat6 network throughout.  
Digital TV, DAB and HDMI points throughout  
Oak doors throughout  
Chrome sockets, switches and spotlights throughout  
Security Intruder alarm  
CCTV to front and rear  
Corniced coving throughout  
Double glazing throughout  
Block paved driveway

Early viewing is recommended as interest has already been received.

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