

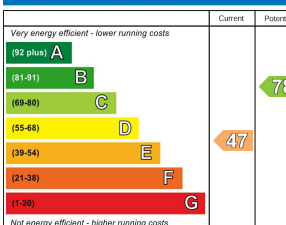
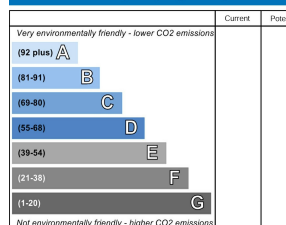
**Holly House Woodside Road
Hockley, SS5 4RU
Offers in excess of £650,000**

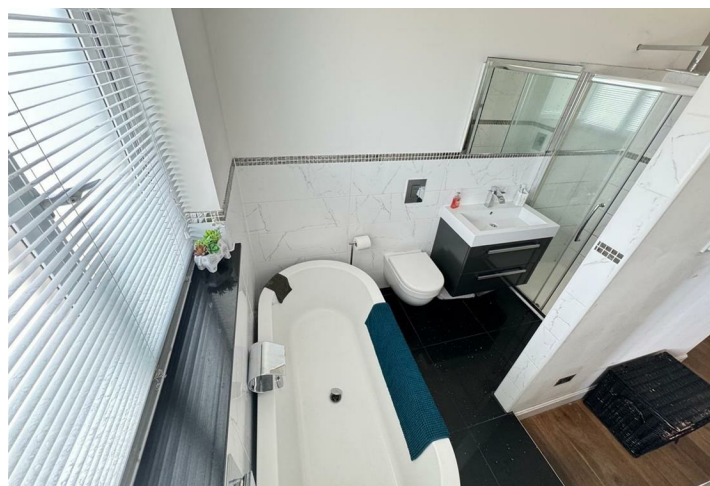
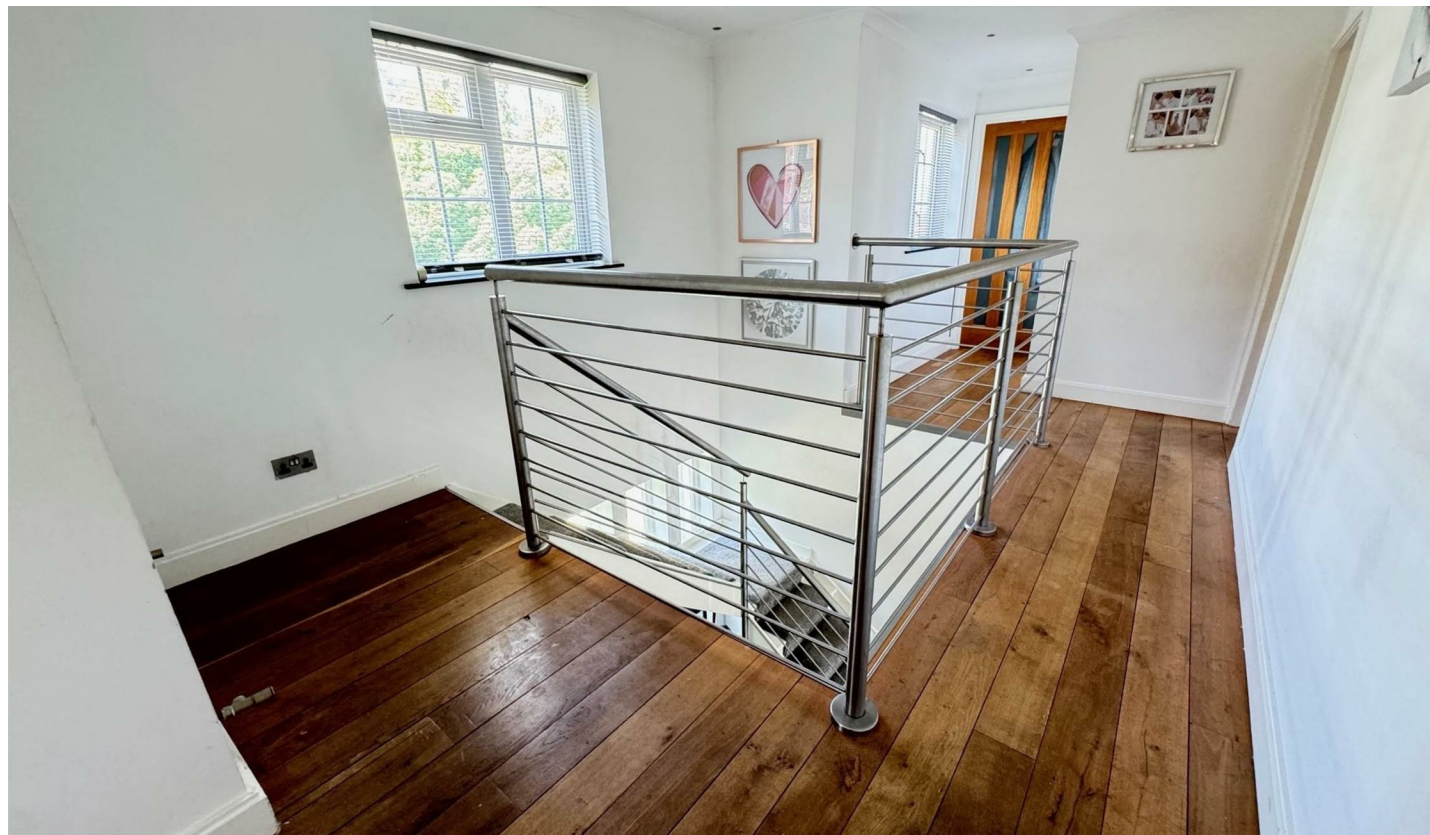
- Contemporary 4 Bedroom Family Home
- Spacious Reception Hall
- 18' x 17'6 Lounge
- 31' Kitchen/Family Room
- Secluded Garden
- Quality Fitted Kitchen/Breakfast Area,
- Close To Hockley Woodlands
- 4 Double Bedrooms & 3 Bathrooms
- Must Be Viewed Internally
- No Onward Chain



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
	78		
	47		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC	



******* UNIQUE AND CONTEMPORARY FAMILY HOME *******

A most spacious and extended 4 bedroom detached home offering well proportioned accommodation with a welcoming reception hall, 31' kitchen/family room, spacious lounge, to the first floor are 4 double bedrooms three with en-suite, entertainment garden to the rear.

Situated in a quiet cul de sac location being a short walk of Hockley woods and bus routed to both Hockley & Rayleigh with excellent shops & rail stations.

We strongly recommend an early viewing.

ACCOMMODATION

RECEPTION HALL 21' x 10' (6.40m x 3.05m)

Double glazed door & windows to front with further windows to rear, stairs to first floor having stainless steel balustrades and hand rails, tiled floor, radiator, power points, coving, spot lighting ,

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin with storage below, tiled floor,

LOUNGE 18 x 17'6 (5.49m x 5.33m)

Two double glazed windows to front & sliding patio doors to rear, feature contemporary inset fire place & media cupboard, coving, spot lighting, radiators, power points, coving,

KITCHEN/FAMILY ROOM 31'5 x 15'2 (9.58m x 4.62m)

A bright & spacious room having double glazed windows to three elevations & Bi-Folding doors leading to the rear garden, fitted kitchen area having white eye level & base level units, with matching central island & granite worktops, ceramic hob & extractor canopy above, double sink, integrated dish washer, wine cooler, double Bosch oven, splash back tiling & worktop lighting, coving, spot lights, radiators, power points,

UTILITY ROOM 11'7 x 6'9 (3.53m x 2.06m)

Door to carport, boiler cupboard, fitted eye level units, plumbing for washing machine, fully tiled walls & flooring, spot lighting, power points, extractor fan,

FIRST FLOOR LANDING,

Galleried landing having stainless steel hand rails & balustrades, split level ceiling with concealed lighting & spot lights, Oak wood flooring, power points,

BEDROOM 1 15'2 x 10' (4.62m x 3.05m)

Double glazed window to front, split level ceiling with concealed & spot lighting, Oak wood flooring, wardrobes to one wall, radiator, power & TV points,

EN-SUITE

Double glazed window to front, a contemporary suite comprising roll top bath, separate shower cubicle with glazed door rainfall shower, low level wc, wall mounted vanity wash hand basin with storage cupboards, part tiled walls & complimentary tiled floor, spot lighting, extractor fan,

BEDROOM 2 15'4 x 11'2 (4.67m x 3.40m)

Two double glazed windows to front, coving, radiator, power & TV points, spot lighting,

EN-SUITE WET ROOM

Double glazed window to front, large walk in shower with glazed screen, wc with concealed system, vanity wash hand basin, tiled walls & matching travertine tiled floor, spot lighting & extractor fan, radiator,

BEDROOM 3 17'3 x 10'3 (5.26m x 3.12m)

Double glazed window to front, coving, radiator, power & TV points, spot lighting,

EN-SUITE

Double glazed window to front, modern white suite comprising, shower cubicle with rainfall shower & body jets, low level wc, vanity wash hand basin, tumbled marble tiling to walls & granite tiled floor, spot lighting, extractor fan, radiator, ,

BEDROOM 4 18'1 x 10'5 (5.51m x 3.18m)

Two double glazed windows to rear, laminate flooring, radiator, power points, coving,

OUTSIDE

REAR GARDEN

A secluded garden with paved patio area, artificial lawn, raised planters, lighting, tap, access to front, outside entertainment space with paved seating area, bar area, power points,

FRONT GARDEN

Laid to shingle & retaining boundary walls,

CARPORT

Open to front, access to utility room, lighting,