



- 6 Spruce Drive
Hockley, SS5 4FR
£875,000**
- 6 Bedrooms
 - 3 Reception Rooms
 - 3 Bathrooms
 - 21'4 x 12' Kitchen/Family Room
 - Double Garage & Ample Gated Parking
 - Delightful Wrap Around Garden
 - Spacious Reception Hall
 - Well Maintained Throughout
 - Popular Private Setting
 - Early Viewing Advised

12-14 Berrys Arcade
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



***** STUNNING 6 BEDROOM DETACHED FAMILY HOME *****

Nestled within this popular development on a private road is this impressive 6 bedroom detached family home offering well proportioned accommodation over three floors. The bright and spacious ground floor enjoys a welcoming reception hall, cloakroom, 21' kitchen/family room spacious lounge, study, utility room, with the added addition of a double glazed Orangery with glazed lantern.

To the first floor are four bedrooms & two bathrooms with a further two bedrooms & bathroom to the 2nd floor.

Externally the property is approached by a private drive overlooking the play area and communal gardens and electric gates to own drive and a detached double garage.

ACCOMMODATION

RECEPTION HALL

UPVC door to: Amtico flooring, stairs to first floor with cupboard below, radiator, power points, cloaks cupboard.

CLOAKROOM

White suite comprising low level wc, pedestal wash hand basin with splash back tiling, Amtico flooring, radiator, extractor fan.

LOUNGE 17' x 14'4 (5.18m x 4.37m)

Double glazed bay window to side with further window to side, French doors & glazed panels leading to Orangery, feature fireplace, radiator, power & Tv points, telephone point.

ORANGERY 16'7 x 11 (5.05m x 3.35m)

UPVC double glazed French doors & side windows, large roof lantern with pelmet lighting, feature fireplace, power & Tv points.

STUDY 10'10 x 9' (3.30m x 2.74m)

UPVC double glazed bay window to front, radiator, power & telephone points.

KITCHEN/BREAKFAST ROOM 21'4 x 12' (6.50m x 3.66m)

Double aspect room with UPVC double glazed bay window to front & further window to side, fitted with a modern and contemporary style range of white eye level & base level units with complimentary rolled edge worktops incorporating breakfast bar, inset sink drainer, six ring gas hob with extractor fan, glass splashbacks, worktop lighting, tiled floor, wine rack, integrated dishwasher, power points, tv point.

UTILITY ROOM 7' x 6'1 (2.13m x 1.85m)

Door to rear, fitted eye level & base level units to compliment the kitchen, worktops, stainless steel sink drainer, plumbing for wash machine, space for tumble dryer, tiled floor, radiator, power points.

FIRST FLOOR LANDING

UPVC double glazed window to side, stairs to 2nd floor, airing cupboard, radiator, power points.

BEDROOM 1 17'4 x 14'1 (5.28m x 4.29m)

UPVC double glazed windows to both side elevations, fitted wardrobes to one wall, radiator, power & tv points.

EN-SUITE SHOWER ROOM

UPVC double glazed window to rear, modern white suite with oversized shower with glazed sliding doors, pedestal wash hand basin, low level wc, splash back tiling, shaver point, extractor fan, tiled floor, heated towel rail.

BEDROOM 2 13'4 x 9' (4.06m x 2.74m)

UPVC double glazed window to front, radiator, power & Tv points, wall lights.

BEDROOM 3 12'2 x 10' (3.71m x 3.05m)

UPVC double glazed window to rear, fitted wardrobes to recess area, radiator, power & Tv points.

BEDROOM 4 10'6 x 8'7 (3.20m x 2.62m)

UPVC double glazed window to front, radiator, power & Tv points.

FAMILY BATHROOM

UPVC double glazed window to front, white suite comprising, panelled bath, separate shower cubicle, low level wc, pedestal wash hand basin, splash back tiling & complimentary tiled floor, heated towel rail.

2ND FLOOR LANDING

UPVC double glazed window to side, cupboard.

BEDROOM 5 15'9 x 11'8 (excluding door recess) (4.80m x 3.56m (excluding door recess))

Double glazed windows to front & rear elevations with delightful views over play area & communal garden fitted wardrobes, radiator, power & Tv points.

EN-SUITE BATHROOM

Skylight window towards the front, white suite comprising, panelled bath, low level wc, pedestal wash hand basin, part tiled walls & tiled floor, heated towel rail.

BEDROOM 6 12'9 x 9'5 (3.89m x 2.87m)

Sky light window to side, fitted storage cupboard, radiator, power & Tv points.

OUTSIDE

REAR & SIDE GARDENS

The gardens are well established with evergreen shrub borders and retaining boundary fencing, lawns & patio's raised planters, lighting taps & power points, two storage sheds & summer house with lighting & power points, undercover patio area ideal for entertaining, access to front.

FRONT GARDEN

Established shrub borders and boundary railings & electrically operated double gated to drive.

DETACHED DOUBLE GARAGE & DRIVE

An extensive block paved drive providing parking & access to the garage

DOUBLE GARAGE: 23' X 20'1

Electric roller door to front & door to side, lighting & power points.