



2b Hawkwell Park Drive, Hockley, Essex, SS5 4HB  
Four Bedroom Detached Home / Price: OIRO £499,995 / Tel: 01702 207720

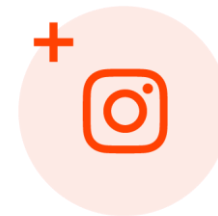




What an attractive property for our agency to bring to market at such a competitive price as indication of the sellers wish for a fast sale. The house has terrific kerb appeal, is decorated to a new home standard with some great features like underfloor heating to the ground floor, bi-fold doors leading onto the sun patio from the lounge, a stylish kitchen with granite work surfaces and upstairs an en-suite to the first bedroom and a family bathroom. Outside you will find a neat rear garden and block paved parking area. We hold keys for an immediate viewing.

Location wise, the property is situated in the Hawkwell area within easy distance of the Village shopping parade, high achieving local Schools and Clements Hall Sports Centre. Location woodland is also close to hand as are regular bus routes plus the train station is walkable.

### Find us on



**A space to  
call home.**



Floor 0





## Highlights

- / Detached Family Home
- / Open Plan Lounge & Dining Room
- / Bright, Stylish Kitchen
- / Ground Floor Cloakroom
- / Four Bedrooms
- / Family Bathroom
- / En-Suite to Master Bedroom
- / Great Kerb Appeal
- / Block Paved Parking
- / Rear Garden
- / Close to Shops, Schools and Sports
- / EPC:





Composite entrance door leading to:

### **Entrance Hall /**

Plastered ceiling, tiled floor, power points, understairs storage cupboard, stairs to first floor living space, smoke alarm.

### **Ground Floor Cloakroom /**

**5'8 x 3'4**

White suite comprising of toilet and vanity unit with mixer tap, wall mounted mirror fronted cupboard unit, tiled floor, double glazed window to front aspect, plastered ceiling.

### **Lounge /**

**22'3 x 11'4**

Double glazed window to front aspect and bi-fold double glazed doors leading onto the garden, plastered ceiling with inset spotlights, double glazed window to side, wood effect floor covering, power points.

### **Kitchen & Dining Room /**

**24'6 x 9'4**

Modern grey units fitted at both eye and base level with granite working surface over, integrated oven and microwave, fridge and freezer unit, washing machine and dishwasher, four ring gas hob and wall mounted extractor fan, inset sink unit with mixer tap, double glazed window to front aspect, power points, tiled floor, plastered ceiling with inset spotlights, double opening doors leading onto the garden, space for dining table.



## Galleried Landing /

Double glazed window on half landing, plastered ceiling, white wood doors off:

## Bedroom One /

11'8 x 9'5

Double glazed window, high gloss wood effect floor covering, radiator, power points, plastered ceiling, access to:

## En-Suite Shower Room /

White suite comprising of vanity unit with sink top and mixer tap, toilet and cubicle with integrated shower unit, tiled walls in matching ceramics, plastered ceiling, floor covering.

## Bedroom Two /

11'5 x 11'1

Double glazed window, high gloss wood effect floor covering, radiator, power points, plastered ceiling.

## Bedroom Three /

10'9 x 10'

Double glazed window, high gloss wood effect floor covering, radiator, power points, plastered ceiling.

## Bedroom Four /

10'7 x 8'3

Double glazed window, high gloss wood effect floor covering, radiator, power points, plastered ceiling.





## Bathroom /

7'0 x 6'1

White suite comprising of vanity unit with sink top and mixer tap, toilet and panelled bath with centre mixer tap, floor covering, double glazed roof window, plastered ceiling, radiator.

## Rear Garden /

Sun patio to the immediate rear of the property, secure fenced boundaries, lawn area.

## Front Garden /

Block paved parking area for vehicles, lawn. outside light, wooden gate providing access to the rear garden.

### PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

### The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





# at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

[amosstates.com](https://amosstates.com)