

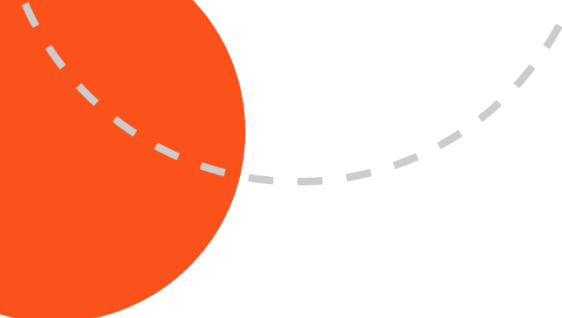


218 Rectory Road, Hawkwell, Essex, SS5 4LG

Three/Four Bedroom Detached Home / Guide Price: £525,000 to £550,000 / Tel: 01702 207720







Step through the entrance door of this **three/four bedroom** detached property straight into the pages of a glossy magazine, this really is a gorgeous home which delivers stylish, open plan living space with some outstanding features including a fabulous open plan kitchen, dining room and lounge with bi-folds leading onto the garden which in turn backs onto open farmland, two bedrooms and a bathroom completes the ground floor. The first floor is really interesting with a large, vaulted bedroom providing access to another bedroom which could be utilised as dressing room/home office/games room and an en-suite shower room, add to that room an additional staircase leading onto the garden and the quirkiness and positive surprises of this property are clear to see.

Location wise then you have a delightful mix of semi-rural country living with open farmland at the rear of the property and 'across the road' combined with the convenience of easy access to local shops, the Clements Hall sports centre and train stations at both Hockley and Rochford. Take a quick look at our 360 virtual tour and then book an appointment to look inside this super property, you will be wowed!

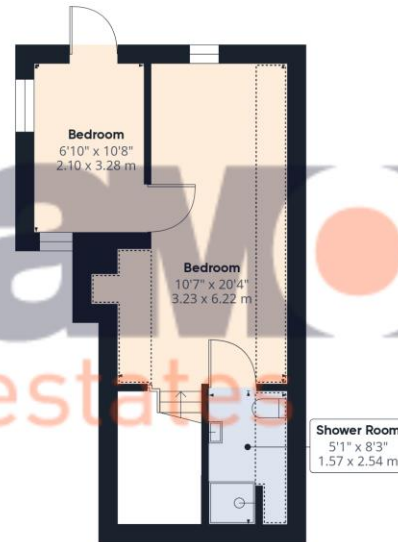
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**A space to
call home.**



Floor 0



Floor 1



Highlights

- / An Outstanding Family Home
- / Two Ground Floor Bedrooms
- / Stylish Open Plan Living Space
- / High Specification Kitchen with Island
- / Lounge with Bi-Folds
- / Ground Floor Bathroom
- / First Floor Bedroom Suite with En-Suite Shower
- / Additional First Floor Bedroom which could also be Home Office or Dressing Room
- / Backing onto Farmland
- / Garden has Outbuilding and Garden Shed
- / Super Location close to Countryside, Sports Centre and Shops.
- / EPC:



Composite entrance door leading to:

Entrance Hall /

10'7 x 8'9

Wall-mounted cupboard housing service meters, double glazed window to side aspect, plastered ceiling with inset spotlights, fitted storage cupboard, wood floor covering, radiator, return staircase to first-floor living space with wood balustrade, wood doors off.

Open Plan Lounge, Dining Room & Kitchen /

31'8 x 15'5

Extensively fitted in a range of high gloss kitchen units at both eye and base levels with wood block work surface over, integrated fridge and freezer unit, fitted oven and microwave, five ring gas hob with glass back plate behind and wall mounted extractor fan over, inset sink unit with mixer tap, integrated dishwasher, underlit cupboards, feature island unit with wood block top and space for bar stools, standard radiator and additional upstand radiator, double glazed window to rear and bi-fold doors opening out onto the garden, double glazed roof window, wall mounted electric fire, plastered ceiling with spotlights, power points.





Ground Floor Bathroom /

8'4 x 6'9

White suite comprising of sculptured bath with mixer tap, wall mounted screen and integrated shower unit with rain cloud head, vanity unit with sink top and mixer tap, toilet with dual flush, chrome towel radiator, stylishly tiled walls and floor, plastered ceiling with inset spotlights, double glazed window, extractor fan.

Inner Hallway /

7'0 x 6'2

Wood floor covering, plastered ceiling with spotlights, wood doors off:

Bedroom Two /

12'7 x 10'6

Double-glazed window to front aspect, plastered ceiling with inset spotlights, radiator, and power points.

Bedroom Three /

12'4 x 9'0

Double glazed window to front aspect, radiator, fitted carpet, plastered ceiling, power points

First Floor /

Staircase from ground floor, leading into:



Bedroom One /

20'4 x 10'7

Four double-glazed windows, plastered ceiling with inset spotlights, two radiators, fitted carpet, plastered ceiling, eaves storage cupboard, power points.

Bedroom Four or Dressing Room /

10'8 x 6'10

Double glazed windows to front and side aspects plus double glazed door to rear staircase, fitted carpet, plastered ceiling, power points.

En-Suite Shower Room /

8'3 x 5'1

White suite comprising of toilet with dual flush, walk in shower cubicle with integrated shower unit and vanity unit with sink top and mixer tap, tiled wall area and floor, chrome towel radiator, double glazed roof window.

Rear Garden /

Slate patio to the rear of the property, lawn area, mature planting, secure fenced boundaries, outside lighting, side access to front, wooden garden shed and detached outbuilding which is fitted with air conditioning, power and light fitted.

Front Garden /

Raised slate planting area, shingle driveway providing parking spaces, canopied porch, outside lighting, slate pathway to the property.





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.









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