

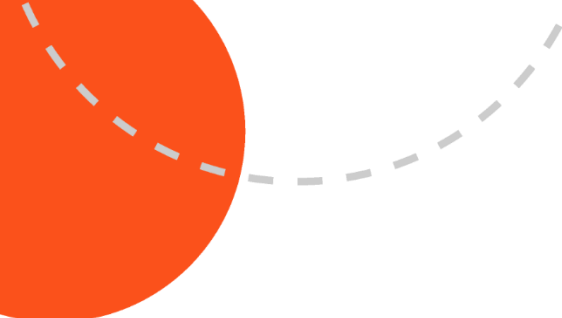


11 Clayspring Close, Hockley, Essex, SS5 5AW

Four Bedroom Family House / Price: £600,000 / Tel: 01702 207720







Not many properties deliver that 'wow factor' as well as this stylish **four-bedroom** house which has been refurbished to the highest of standards and provides house buyers with a chance to secure a show home quality property. You will see on our **360' virtual tour** the welcoming entrance hall into the cosy snug, bright lounge and open plan kitchen/dining room with bi-folds onto the landscaped garden. Additionally, a ground floor cloakroom and utility room complete the ground floor rooms. Upstairs you get four double bedrooms, an en-suite to the biggest bedroom and a family bathroom. The plot is a good size and has plenty of parking at the front and a garage.

Location wise, the property is close to the Village shops and train station with fast, direct access to London. Early viewing advised to fully appreciate this great property.

Find us on

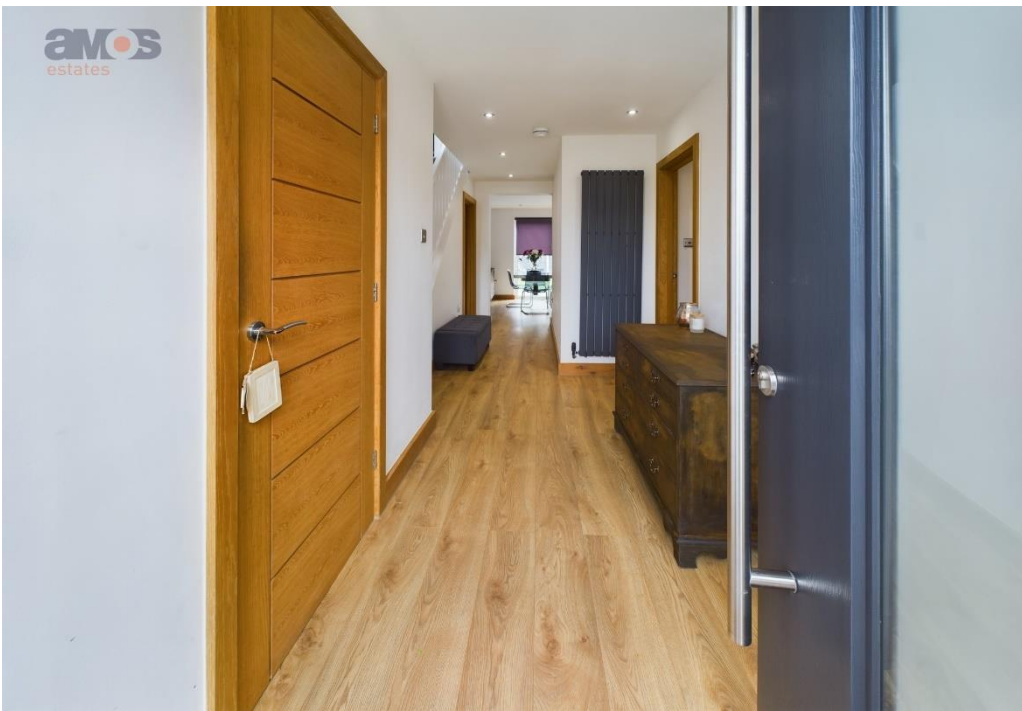


# A space to call home.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Highlights

- / Outstanding Family Home
- / Four Bedrooms, En-Suite to Main Bedroom
- / Ground Floor Cloakroom & Utility Room
- / Stylish Open-Plan Kitchen & Dining Room
- / Lounge and a 'Snug'
- / Underfloor Heating
- / Sound Proofing
- / Landscaped Garden and Large Garage
- / Perfect Location for Shops, Schools and Trains
- / EPC Rating: **C**



Composite double glazed entrance door leading to:

### Entrance Hall /

12'2 x 5'7

Plastered ceiling with inset spotlights, oak wood floor covering, double glazed strip window to front aspect, storage cupboard, wall mounted radiator, underfloor heating, staircase to first floor with wooden balustrade, power points, oak doors leading to rooms off:

### Lounge /

12'5 x 12'5

Double glazed window to front aspect, oak wood floor covering, radiator, plastered ceiling with spotlights, power points.

### Snug /

11'7 x 9'0

Double glazed window to front aspect, oak wood floor covering, plastered ceiling, power points, radiator.

### Open Plan Kitchen & Dining Room /

33'3 x 10'10

Fitted at both eye and base level in range of stylish units with wood block working surface over, inset sink unit with mixer tap, appliance space for a range cooker, tiled work areas, extractor fan over, feature 'island' unit with space for bar stools, bi-fold double glazed doors leading onto and overlooking the garden, double glazed window to rear aspect, radiator, plastered ceiling with spotlights, oak wood floor covering, underfloor heating, power points.

### Utility Room /

7'3 x 5'4

Matching grey units with square wood block working surface over, inset sink with mixer tap, wine chiller, appliance space for washing machine, tiled wall areas, plastered ceiling with inset spotlights, oak wood floor covering, underfloor heating, power points.



### Ground Floor Cloakroom /

White suite comprising of toilet and vanity unit with sink top and mixer tap, tiled splashback, wall mounted towel radiator, plastered ceiling, double glazed window. underfloor heating, oak floor covering.

### Galleried Landing /

11'7 x 7'11

Staircase from ground floor, fitted carpet, double glazed roof window, power points, plastered ceiling with spotlights, white wood doors leading to rooms off.

### Bathroom /

7'8 x 5'7

White suite comprising of toilet, bath with mixer tap and wall mounted screen, integrated rain cloud shower, vanity unit with sink top, led mirror, underfloor heating, tiled floor and walls, chrome heated towel radiator, plastered ceiling with spotlights and extractor fan.

### Bedroom One /

14'5 x 10'7

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

### En-Suite Shower Room /

7'2 x 2'10

Suite comprising of cubicle with safety sides and rain cloud integrated shower, vanity unit with sink top and mixer tap, toilet, chrome towel radiator, underfloor heating, tiled floors and walls, double glazed window, extractor fan, plastered ceiling.







### **Bedroom Two /**

**14'7 x 8'7**

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

### **Bedroom Three /**

**10'10 x 10'5**

Double glazed window to rear aspect, fitted carpet, power points, plastered ceiling with spotlights, radiator.

### **Bedroom Four /**

**10'5 x 11'9**

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

### **Rear Garden /**

**Approx. 70ft wide x 35ft**

Tiled patio area to the immediate rear of the property, access into lawn area which is a mix of artificial and natural lawn, secure fenced boundaries, side access to front of the property.

### **Front Garden /**

Block paved driveway providing plenty of parking spaces, artificial lawn area, outside lighting, access to:

### **Garage /**

**29'5 x 8'8**

Roller shutter door, door to garden, power and light fitted, irregular shape.







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