



Hockley Road | | Rayleigh | SS6 8EU

Offers Over £1,050,000

bear
Estate Agents

Bear Estate Agents are thrilled to bring to the market this substantial executive five bedroom detached family home situated on the highly sought after Hockley Road offering walking distance to both Hockley and Rayleigh Highstreets. This generous home provides access to all local amenities. Internally the property offers a spacious entrance hall, lounge, downstairs WC, modern kitchen/diner, formal dining room, snug/office, utility room, five good sized bedrooms, two with an en-suite and views across farm land. Externally the property boasts a large sweeping in & out driveway providing ample off street parking, a double garage, a front garden and south facing large rear garden with stunning views.

This stunning home, also offers excellent potential for a rear extension (STPC) to create a vast open plan living space overlooking the plethora of garden space.

We highly recommend internal viewings as this property has a multitude of living rooms offering versatile living for a growing family.

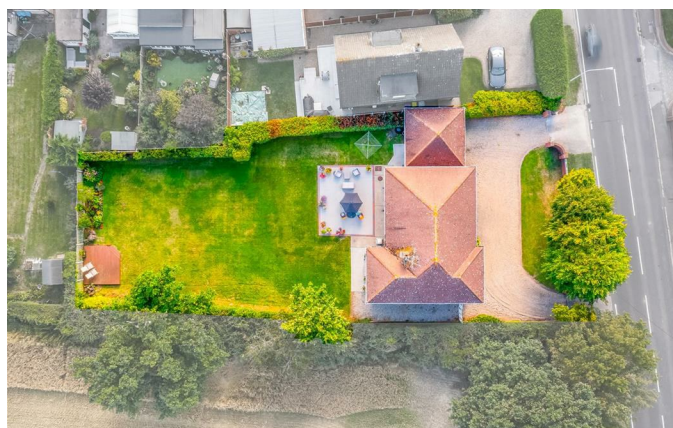
- Views Over Farm Land
- Extensive Parking
- Extension Potential (STPC)
- Snug / Sitting Room
- Master Suite And Ensuite
- Five Double Bedrooms (Two With Ensuites)
- Detached Double Garage
- Open Plan Kitchen / Diner
- Secluded Dual Aspect Rear Lounge
- Walking Distance To Hockley and Rayleigh Highstreets

Entrance Hall

Composite entrance front door, smooth ceilings with coving to ceiling edge, pendant ceiling light, Amtico flooring, wall mounted radiator and stairs to the first floor landing.

Downstairs WC

Two piece suite comprising of vanity sink with storage and a low level wc, heated towel rail, double glazed sash window the front aspect, smooth ceiling with coving to ceiling edge, pendant ceiling light, partially tiled walls and Amtico flooring.





Sitting Room

13'7 x 11'6 (4.14m x 3.51m)

Double glazed sash windows to front and side aspect, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator and carpeted throughout.

Lounge

20'10 x 16'1 (6.35m x 4.90m)

Double glazed bay window to side, double glazed window to side, double glazed French doors with double glazed lead light side panels leading to rear garden, smooth ceiling with coving to ceiling edge, pendant ceiling light, two radiators, feature fireplace with inset fire and carpeted throughout.

Dining Room

13'11 x 11'10 (4.24m x 3.61m)

Double glazed sash window to front, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator, carpeted throughout and a door to:

Kitchen/Breakfast Room

18'3 x 10'3 (5.56m x 3.12m)

Range of wall, base and full height larder units with quartz work surfaces, incorporating inset sink and drainer with mixer tap, integrated double electric oven, integrated induction hob with extractor unit above, integrated fridge freezer, integrated dishwasher, complimentary oversized breakfast bar, double glazed windows to rear, coved cornice to smooth ceiling with fitted spotlights, radiator, Karndean flooring and a door to:

Utility Room

10'3 x 6'0 (3.12m x 1.83m)

Range of wall, base and full height units with quartz work surfaces above incorporating one and a half inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer. Double glazed window to rear, double glazed obscure door to rear, smooth ceiling with coving to ceiling edge, pendant ceiling light and Karndean flooring.

Galleried Landing

Smooth ceiling with coving to ceiling edge, pendant ceiling light, loft access, dado rail, airing cupboard, carpeted flooring and doors to:

Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

Double glazed sash window to front, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator, carpeted flooring and a door to:

En-Suite One

Four piece suite comprising panelled bath with mixer tap, shower cubicle with hand shower attachment, wall mounted wash hand basin with mixer tap set into vanity unit, low level dual flush w/c, heated towel rail, double glazed obscure window to side and rear, smooth ceiling with fitted spotlights, partially tiled walls and laminate flooring.

Bedroom Two

13'7 x 11'6 (4.14m x 3.51m)

Double glazed sash window to front, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator, carpeted flooring and a door to:

En-Suite Two

Three piece suite comprising shower cubicle with handheld shower attachment and rainfall shower above, wash hand basin with mixer tap set into vanity unit, concealed cistern low level dual flush w/c, heated towel rail, smooth ceiling with coving to ceiling edge, fitted spotlights and laminate flooring.

Bedroom Three

15'0 x 10'1 (4.57m x 3.07m)

Double glazed window to rear, smooth ceiling with coving to ceiling edge, pendant ceiling light, built in fitted wardrobes, radiator and carpeted flooring.

Bedroom Four

13'7 x 10'8 (4.14m x 3.25m)

Double glazed window to side, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator and carpeted flooring.





Bedroom Five

10'3 x 9'11 (3.12m x 3.02m)

Double glazed window to side, smooth ceiling with coving to ceiling edge, pendant ceiling light, radiator and carpeted flooring.

Bathroom

Three piece suite comprising panelled bath with shower screen and handheld shower attachment wall mounted wash hand basin with mixer tap set into vanity unit, low level dual flush w/c, chrome heated towel rail, double glazed sash window to front, smooth ceiling with fitted spotlights, partially tiled walls and Amtico flooring.

Rear Garden

Large resin patio with external lighting, external tap, remainder laid to lawn, abundance of mature trees and shrub borders, an oak tree, door providing access to garage and side gated access to front garden to both flanks.

Front Garden

In-and-out shingled driveway providing off-street parking for multiple vehicles, external lighting, lawn area with mature trees, four lime trees, feature shrubs, up-and-over doors to double garage and side-gated access to rear garden.

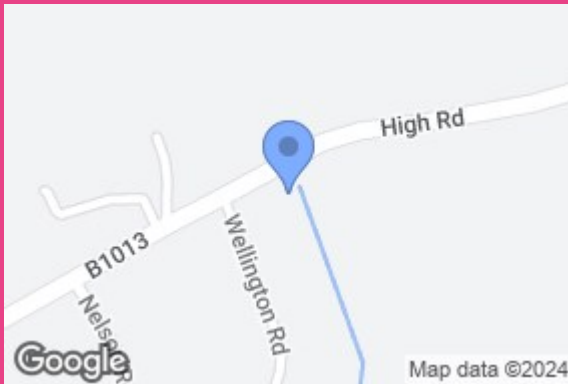
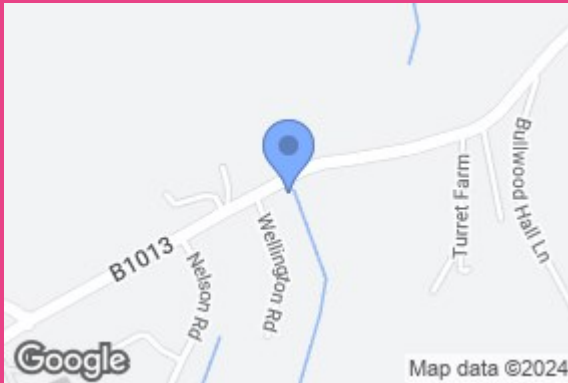
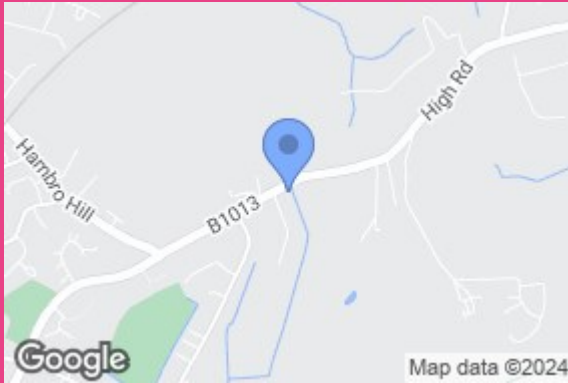
Double Garage

Two up and over doors to front, door to rear providing access to rear garden, power and lighting.

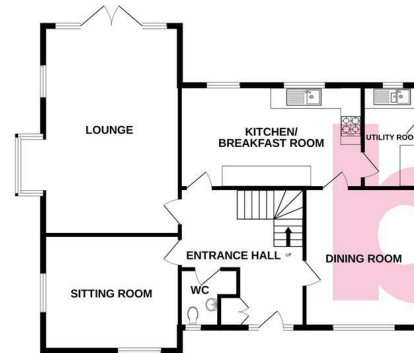
Agent Note

There are ample opportunities to further extend this property, subject to the appropriate planning consents. Please note that the four lime trees and oak tree in the front and rear garden have TPOs on them.

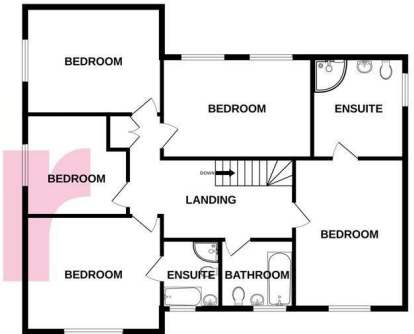




GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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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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	

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