



Guide price £475,000-£525,000 .Bear Estate Agents are delighted to bring to the market, this elegant home located on the ever popular and iconic Clements Gate Development. Christmas Tree Crescent is located within a mile of Hockley mainline railway station, close to excellent schools and local shops. The property itself would suit a growing family and offers great potential to extend to the side subject to the usual planning consents. The house occupies a wonderful plot including sizeable front and rear gardens and has an incredible self contained office that would suit anyone working from home or running a business. NO ONWARD CHAIN.

■ NO ONWARD CHAIN

Christmas Tree

Hockley

£475,000

Price Guide



Christmas Tree Crescent



The accommodation comprises: An inviting a spacious reception hallway, large guest w.c that lends itself perfectly to convert into a shower room if required, large dual aspect living room overlooking the garden and a great size modern kitchen with a host of integrated appliances. To the first floor there is an impressive landing area with three generous size bedrooms with a principal bedroom different to most which incorporates a dressing area zone and adjacent en suite shower room/w.c. There is also a modern family bathroom/w.c.

The property was constructed circa 2017 and therefore still has 5 years to run on its NHBC. The property is fully double glazed, enjoys a much larger than average garden and access to a self contained office. The office is the height of luxury with many dual power points all of which have USB port, double glazed windows and French doors and has hardwired internet with speeds of over 100mbs.

At Bear, we truly believe this stunning family home offers so much value and could be a long term home for a lucky person, couple or family for many years to come, especially with great potential to extend, subject to the usual planning consents.

Entrance

A large feature Composite entrance door provides access to:

Reception Hallway

12'6 x 10'6 max

Smooth ceiling, quality wood floors, double glazed window to the front aspect with bespoke fitted blinds, understairs cupboard, radiator, telephone point, quality doors with bespoke black handles to:

Guest w.c

6'1 x 4'5

** Designed for wheelchair access and the capabilities of converting into a shower room if desired **

Smooth ceiling, extractor fan, quality wood floors, space for a utility appliance, radiator. This luxury white suite comprises a w.c and sink unit with mixer tap.

Dual Aspect Living Room

17'8 x 10'4

Smooth ceiling, double glazed window to the front aspect with bespoke fitted blinds, double glazed French doors with side panel windows to the rear aspect leading onto and overlooking the garden, two radiators and feature media wall.

Fitted Kitchen

13'7 x 11'3

Smooth ceiling, double glazed French doors to the rear aspect with side panel windows. This modern kitchen comprises a range of base and wall level storage units, complemented with roll edge worktops, inset sink unit with mixer tap, four ring gas hob with electric oven under and extractor hood above, space for dishwasher, integrated fridge/freezer, wall mounted enclosed boiler, large understairs cupboard with space for a utility appliance, radiator.

First Floor Landing

13'2 x 7'6

Smooth ceiling, loft access. The loft is half boarded with insulation. Double glazed window to the rear aspect overlooks the garden, airing cupboard houses the megaflow hot water system, radiator, quality doors to:

Dual Aspect Bedroom One

17'8 x 13'4 max

Smooth ceiling, double glazed windows to both front and rear aspects, double radiator, ample space for wardrobes and chest of drawer units, door to:

En Suite Shower Room/w.c

7'3 x 4'9

Smooth ceiling, extractor fan with inset spotlight. This luxury white suite comprises a w.c, sink unit with mixer tap and splashback tiling, large walk in tiled shower enclosure with wall mounted shower, shaver point, heated towel rail.

Bedroom Two

10'4 x 10'3

Smooth ceiling, double glazed window to the front aspect, radiator, ample space for wardrobes and chest of drawer units.

Bedroom Three

9'6 x 6'10

Smooth ceiling, double glazed window to the rear aspect overlooks the garden, radiator. Space for wardrobes and drawer units.

Family Bathroom/w.c

7'1 x 6'3

Smooth ceiling, extractor fan, obscure double glazed window to the front aspect, heated towel rail. This luxury white suite comprises a w.c, sink unit with mixer tap, panelled bath with mixer tap.

Rear Garden

A sizeable rear garden commences with a hardstanding patio area, side access and security light, quality fencing to all boundaries with concrete posts. The remainder is generously laid to lawn, access to:

Self Contained Office

20'0 x 8'5

An incredible timber construction outbuilding with double glazed windows and French doors providing internal access. The building is currently used as an office but offers a wide variety of different uses. Smooth ceiling, multiple inset spotlights and dual power points with USB ports. Wood effect floors.

Frontage

The garden is laid to lawn with mature shrubs and offers exceptional frontage.

Carport and Parking

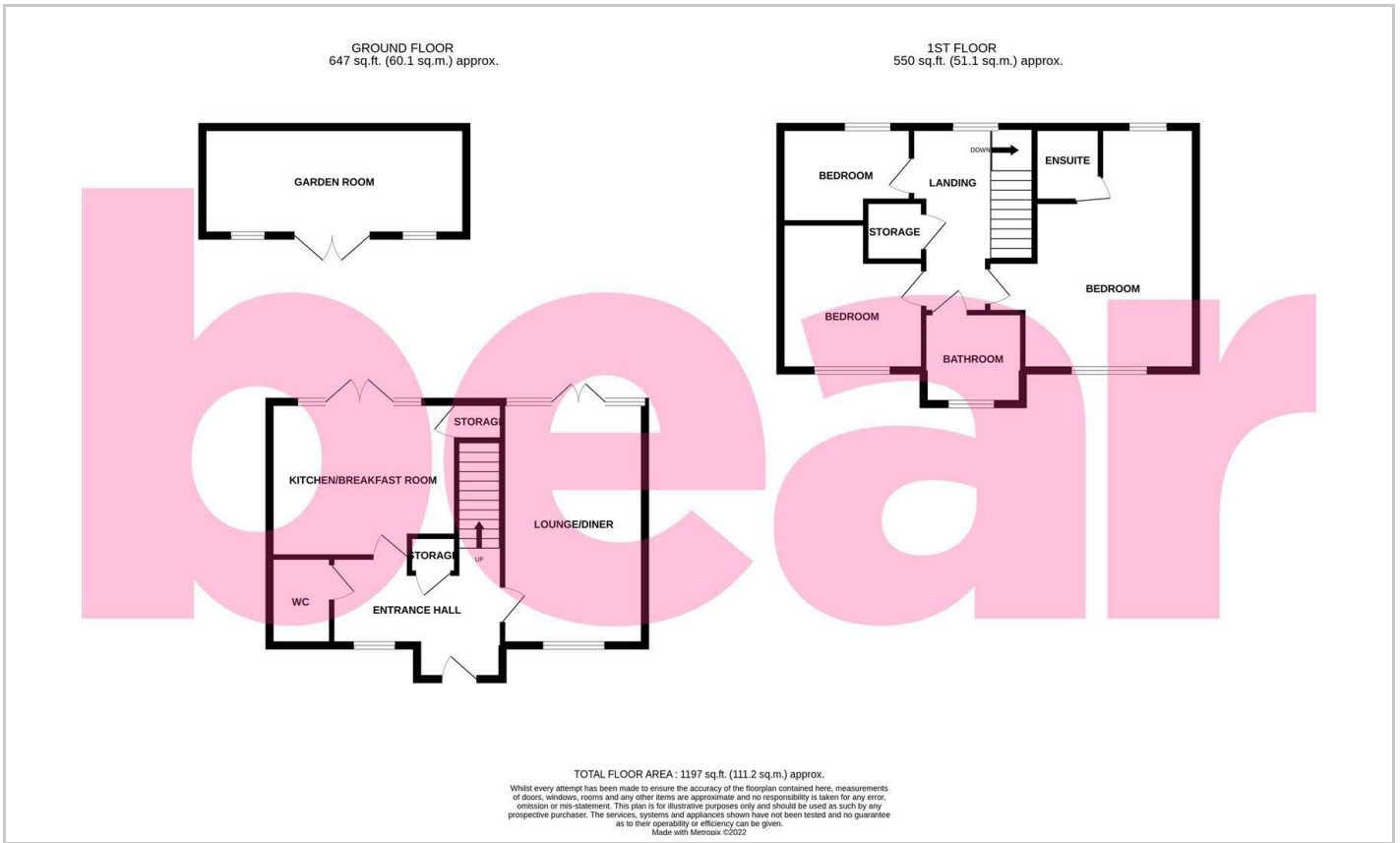
To the rear of the building there is a large covered carport and parking space/s behind. This is clearly marked with grey block paved bricks.

Agents Note

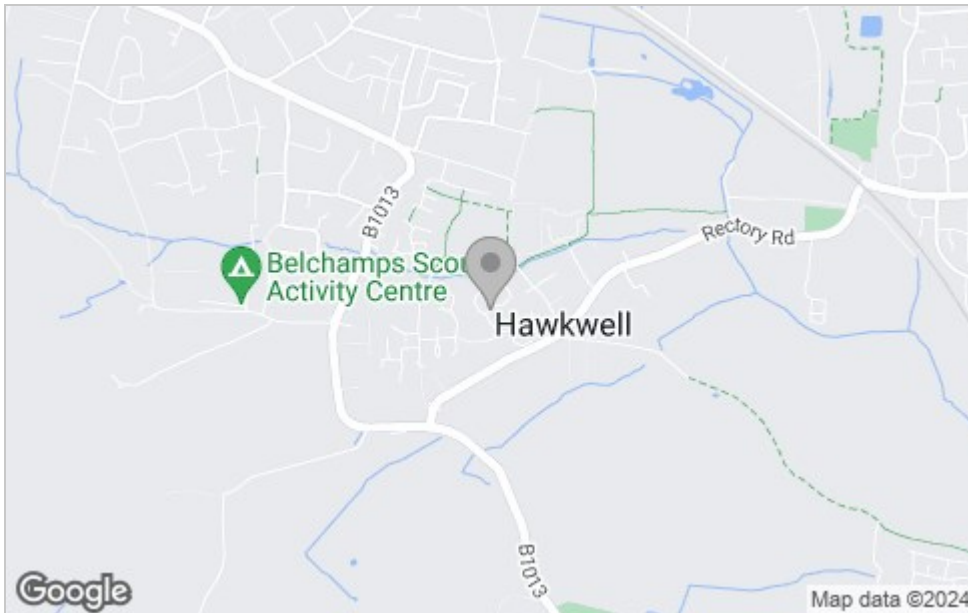
Where the carport adjoins the property, there is huge potential to extend, subject to the usual planning consents.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

