



Bullwood Road | | Hockley | SS5 4RA
Offers In Excess Of £800,000

bear
Estate Agents

****Guide Price £850,000 - £875,000**** Welcome to your dream bungalow in the heart of Hockley! This detached gem presents an unparalleled opportunity to own one of the area's finest residences. Prepare to be mesmerized as you step into the expansive entrance hall, where the exceptional quality of this property is immediately apparent.

Every room within this bungalow boasts generous proportions and showcases top-tier fixtures and fittings, ensuring a standard of living that exceeds expectations. The flexible living space offers endless possibilities, with multiple rooms that can be adapted to suit individual needs, whether as bedrooms or reception areas.

Outside, the property continues to impress with its unique features. The rear garden is a haven of tranquillity, boasting a picturesque tree-lined backdrop and a charming cabin structure perfect for hosting gatherings and enjoying the outdoors. Access to the property is via a private driveway, leading to a spacious block-paved parking area and a detached double-width garage equipped with an electric door. Adjacent to the garage, an office space offers the ideal setup for remote working or additional storage.

Convenience is paramount in this location, with village shops just a short stroll away, Hockley Woods' scenic woodland trails nearby, and easy access to the train station for effortless commuting. This property truly offers the epitome of modern living combined with the charm of village life.

Don't miss out on the chance to experience the unparalleled luxury and convenience this property has to offer. Contact us today to schedule your exclusive viewing and secure your slice of Hockley paradise.

- Private Driveway
- Three bedrooms
- Utility Room
- Ensuite to master
- Large Garden
- Double glazed conservatory
- Detached double garage
- Spacious dining area
- NO ONWARD CHAIN



Entrance Hall

Wood floor throughout, radiator, coving to ceiling edge, wooden spindle staircase providing access to loft room, wall mounted light, double doors to cloak storage cupboard and access into bedrooms, lounge, kitchen and bathroom.

Kitchen/Breakfast Room

18'5 x 11'7 (5.49m'1.52m x 3.35m'2.13m)

Integrated eye and base level wood units with high gloss work surface, inset sink unit with taps over, four ring electric hob, wall mounted extractor fan, integrated oven, space for freestanding fridge freezer, feature display cabinets, tiled flooring, space for table and chairs, coving to ceiling edge, inset spotlights, double glazed window to the rear garden, radiator, power points and access to:



Utility Room

9'9 x 5'0 (2.74m'2.74m x 1.52m'0.00m)

Wall mounted boiler, space for washing machine and dishwasher, butler sink unit with taps, space for wine chiller, radiator, tiled floor, coving to ceiling edge, storage cupboard/pantry and a double glazed door into the garden.

Lounge

Feature stained glass effect windows to side aspect and double doors, windows to rear, wood floor, three wall mounted light, coving to ceiling edge, television point, power points and feature fireplace.

Conservatory

11'11 x 11'11 (3.35m'3.35m x 3.35m'3.35m)

Windows to front, rear and side aspects overlooking the garden, tiled floor, radiator and power points.

Dining Room

13'2 x 11'8 (3.96m'0.61m x 3.35m'2.44m)

Double glazed bay window to front aspect with deep display shelf, wood floor, coving to ceiling edge, two wall light points, radiator and power points.

Bedroom One

15'11 x 11'9 (4.57m'3.35m x 3.35m'2.74m)

Double glazed bay window to front aspect, radiator, carpet throughout, coving to ceiling edge, power points, space for storage and access to:

Ensuite

11'9 x 3'9 (3.58m x 1.14m)

White suite comprising of oversize shower cubicle with integrated shower unit, safety glazed doors, pedestal wash hand basin and toilet, tiled walls, wall mounted illuminated light mirror, extractor fan, coving to ceiling edge, double glazed window to side aspect and radiator.

Bedroom Two

14'2" x 8'9 (4.32m x 2.67m)

Double glazed window to side aspect, radiator, carpet throughout, coving to ceiling edge, range of fitted bedroom furniture and power points.





Bedroom Three/Study

8'10 x 7'4 (2.69m x 2.24m)

Double glazed window to front aspect, radiator, carpet throughout, coving to ceiling edge and power points.

Bathroom

7' x 6'7 (2.13m x 2.01m)

Quality Vernon Tutbury suite comprising of a corner bath with hand-held shower attachment and mixer taps, toilet with mahogany seat and lid and pedestal wash hand basin, wall-mounted heated towel rail, tiled floors, tiled surrounds, shaver point, extractor fan, double glazed window to front aspect and coving to ceiling edge.

Loft Room

Turned spindle staircase from entrance hall, carpet throughout, storage cupboards and two double-glazed roof windows.

Front Gardens

Canopied porch with inset light, large block paved parking for a number of vehicles, block edge border with mature shrubs surround and access to long private driveway leading from Bullwood Road.

Rear Garden

Patio area to the immediate rear, water tap, side access to front, manicured lawn area to both rear and side, mature shrubs, side access on both boundaries to front, garden fences, outside power point, greenhouse and access to:

Summerhouse

Wood floor throughout, power and lighting, windows and doors overlooking the garden. Further door leading to a storage area for garden appliances.

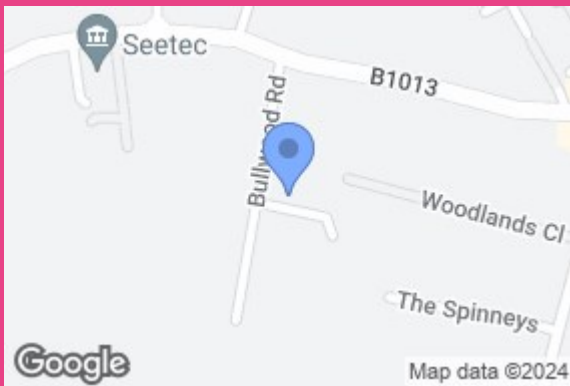
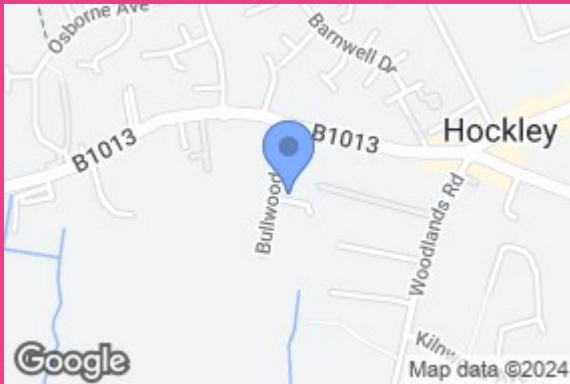
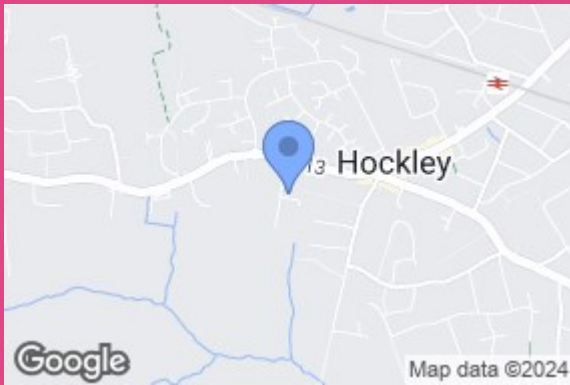
Double Garage

Electronically controlled up and over door, power and lighting and roof storage space, space for storage, door leading to:

Office

Three double glazed windows and door to outside, lighting and wood floor throughout.





GROUND FLOOR
1514 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 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		71	84
(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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