



Hawkwell Park Drive | | Hockley | SS5 4HA

Guide Price £650,000

**bear**  
*Estate Agents*

# Hawkwell Park Drive | Hockley | SS5 4HA Guide Price £650,000

Guide Price \*£650,000 - £700,000\*

Bear Estate Agents presents this exquisite four to five-bedroom detached home, situated on an expansive plot, boasting a versatile layout with three reception areas. Upon entering, you're welcomed by an inviting entrance hall that includes a designated study area, leading into a spacious living room adorned with French doors. The ground floor offers flexibility with an additional bedroom or study, complemented by a modern four-piece bathroom.

The heart of the home lies in the elegant kitchen diner, seamlessly flowing into a bright conservatory, perfect for both entertaining and relaxation. Step outside to the lovely rear garden, providing an ideal space for unwinding.

Upstairs, a generous landing with a rear window leads to four double bedrooms, including

- Five Double Bedrooms
- Finished To A Meticulous Standard Throughout
- Ample Off Street Parking
- Double Garage
- Large Garden
- Hockley Station (0.5 miles away)
- NO ONWARD CHAIN

## Frontage

Gated entrance, off street parking, access to garage and the rear via side entrance.

## Lounge

25'5 x 13'2 (7.75m x 4.01m)

Carpeted, double glazed windows to the front aspect, radiators, power points, space for storage, smooth ceilings with pendant ceiling light.





### Dining Area

13'3 x 9'9 (4.04m x 2.97m)

Tiled floors, power points, space for storage, smooth ceilings, pendant ceiling light, radiator, breakfast bar with rolltop work surface, open arch into kitchen and double glazed French doors leading into conservatory.

### Kitchen

11'7 x 8'9 (3.53m x 2.67m)

Comprises of a range of eye and base level units with stone effect rolltop work surfaces incorporating a composite sink with mixer tap and draining board, double oven, five ring gas hob with extractor above, integrated dishwasher and integrated fridge freezer. Tiled floors, smooth ceilings, pendant light, double glazed windows and power points

### Conservatory

12'5 x 10'5 (3.78m x 3.18m)

Double glazed windows, double glazed French doors onto rear garden, power points, tiled floors, radiator, smooth ceilings with in set centre ceiling spotlights.

### Utility

8'7 x 5'6 (2.62m x 1.68m)

Rolltop work surfaces, base level units, power points and space for washer/dryer.

### Study/Bedroom Five

11'5 x 9'1 (3.48m x 2.77m)

Carpeted, power points, double glazed window, smooth ceilings, pendant ceiling light and space for storage.

### Main Bathroom

8'7 x 8'5 (2.62m x 2.57m)

Comprises of a three piece suite with a panelled bath with shower attachments, pedestal sink with tiled splashback and WC. Tiled effect floors, smooth ceilings, pendant light, heated towel rail and obscure double glazed window.



### Bedroom One

14'8 x 12'8 ( 4.47m x 3.86m)

Carpeted, integrated wardrobes, double glazed window to front aspect, power points, smooth ceilings, pendant ceiling light and door into:

### En-suite

Three piece suite comprising of a walk in shower, wc and sink, Tiled floors, smooth ceilings, pendant ceiling light , heated towel rail and an obscure double glazed window to the side aspect.

### Bedroom Two

14'8 x 12'5 (4.47m x 3.78m)

Carpeted, power points, smooth ceilings, radiator ,space for storage, double glazed window and pendant ceiling light.

### Bedroom Three

15'3 x 9'2 (4.65m x 2.79m)

Carpeted, space for storage, double glazed window, radiator, power points and smooth ceilings with a pendant ceiling light.

### Bedroom Four

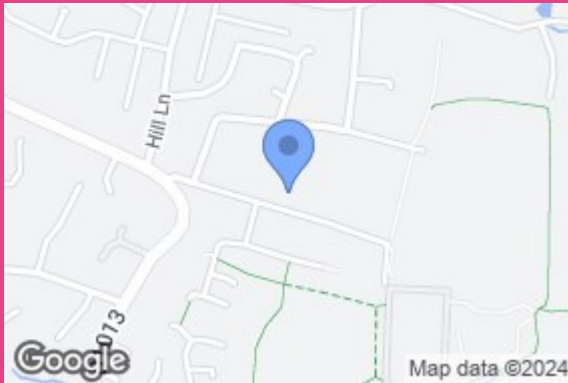
9'1 x 8'8 (2.77m x 2.64m)

Wood effect floors, power points, radiator, space for storage, double glazed window and pendant ceiling light.

### Garden

Commences an immediate patio area with space for seating, pond, remainder laid to lawn and fenced perimeters.





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		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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