



Hawkwell Park Drive | | Hockley | SS5 4HB

Offers In The Region Of  
£475,000

**bear**  
*Estate Agents*

**Hawkwell Park Drive |  
Hockley | SS5 4HB  
Offers In The Region Of**

Bear Estate Agents are pleased to bring to the market this stunning detached new build home in a prime location near shops, schools, and Hockley train station. This remarkable home offers four double bedrooms, including a master with an en-suite, a three-piece family bathroom, modern kitchen/diner featuring integrated appliances and bi-folding doors opening to a rear garden. With a spacious entrance hall, downstairs WC, and a large lounge diner, it provides ample space for family living. Hawkwell Park Drive includes off-street parking, side access, and a south-facing rear garden, creating an ideal living space with convenience and style. Guide Price £475,000 to £495,000.

**WC**

Low flush WC, wash hand basin, storage and obscure double glazed window.

**Lounge**

22'4" x 10'2" (6.83 x 3.12)

Bright and spacious lounge, aluminium double glazed window to the front aspect, two aluminium bi-folding doors to rear aspect, wood effect laminated flooring with underfloor heating, coving to ceiling edge and spotlight to ceiling.





### **Kitchen/Diner**

19'1" x 9'3" (5.82 x 2.84)

Beautifully presented kitchen with a range of wall and base units, ceramic sink with mixer tap, the gas hob sits on top of the beautiful quartz worktop, integrated oven, integrated dishwasher, microwave, fridge freezer and space for a dining table.

### **First Floor Landing**

Access to all bedrooms and main bathroom.

### **Bedroom One**

19'1" x 9'6" (5.84 x 2.90)

Double glazed aluminium window, wood effect floor, wall mounted radiator and access into the ensuite.

### **Ensuite**

### **Bedroom Two**

13'3" x 10'4" (4.04 x 3.15)

Double glazed aluminium window, wood effect floors throughout, wall mounted radiator and double glazed windows.

### **Bedroom Three**

12'2" x 8'9" (3.71 x 2.67)

Double glazed aluminium window, wood effect floors throughout, wall mounted radiator and a double glazed window.

### **Bathroom**

Three piece suite comprising of panelled bath, low flush WC, wash hand basin, tiled floors throughout and a double glazed aluminium window.

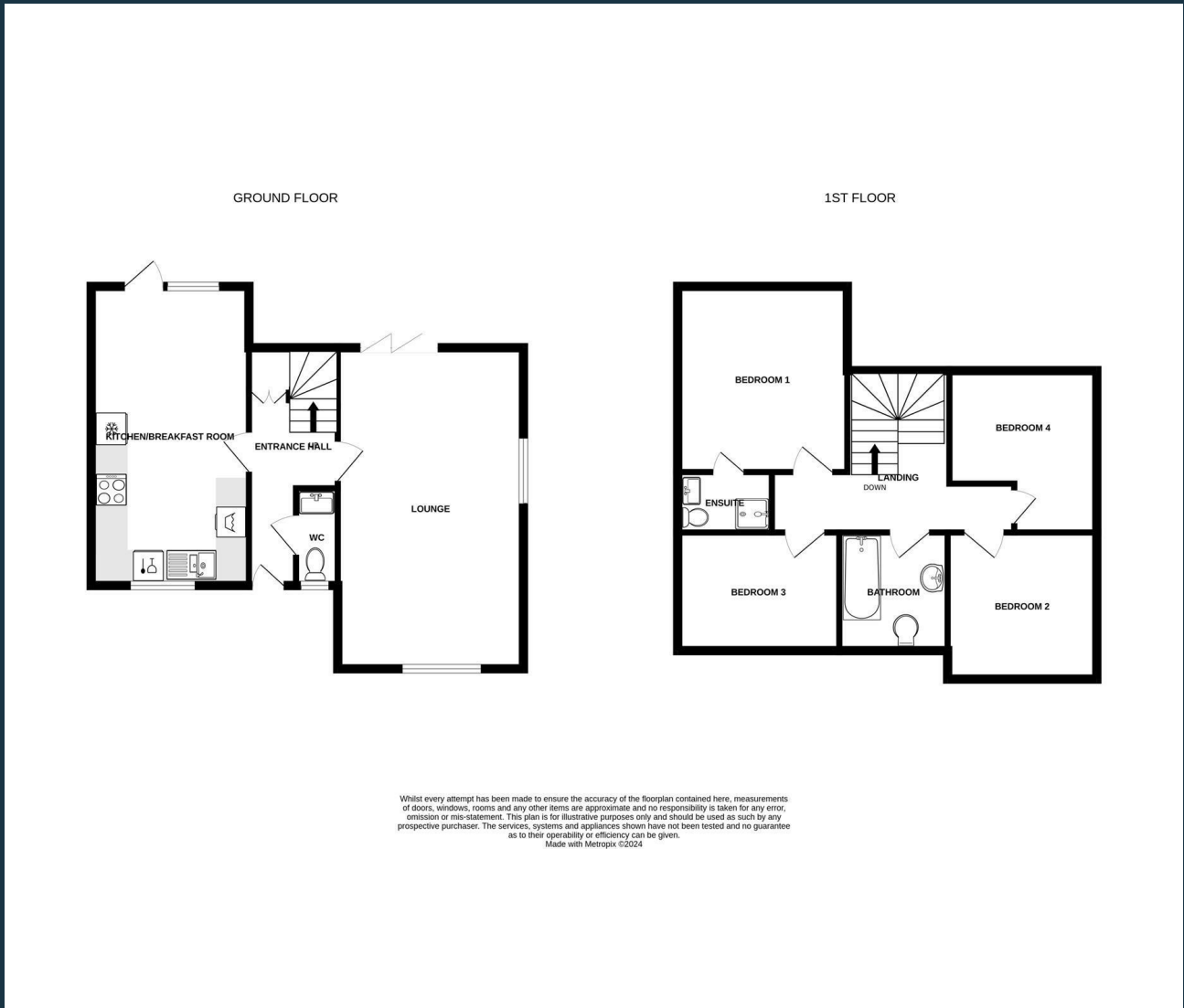
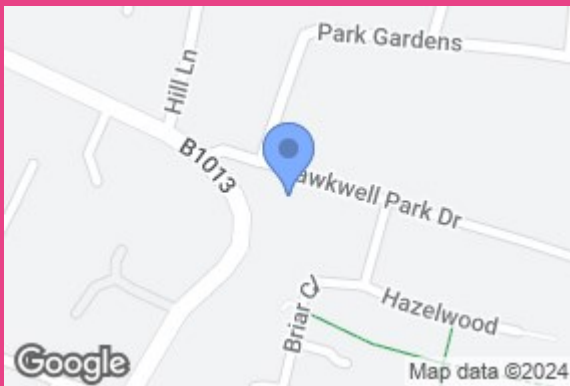
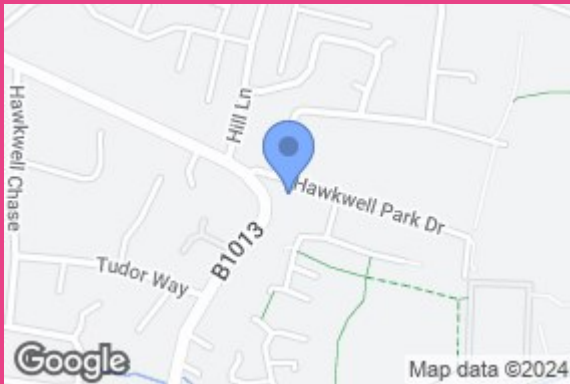
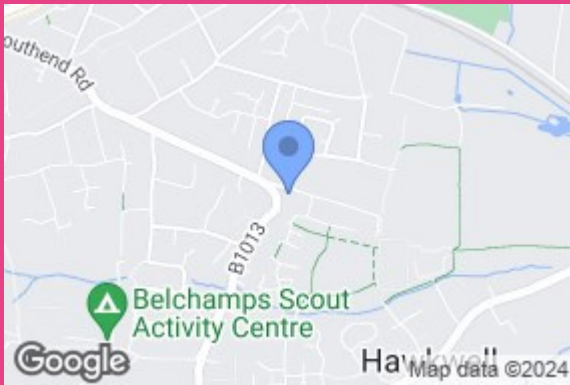
### **Bedroom Four**

12'2" x 10'9" (3.71 x 3.30)

Double glazed aluminium window, wood effect floors throughout and a wall mounted radiator.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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