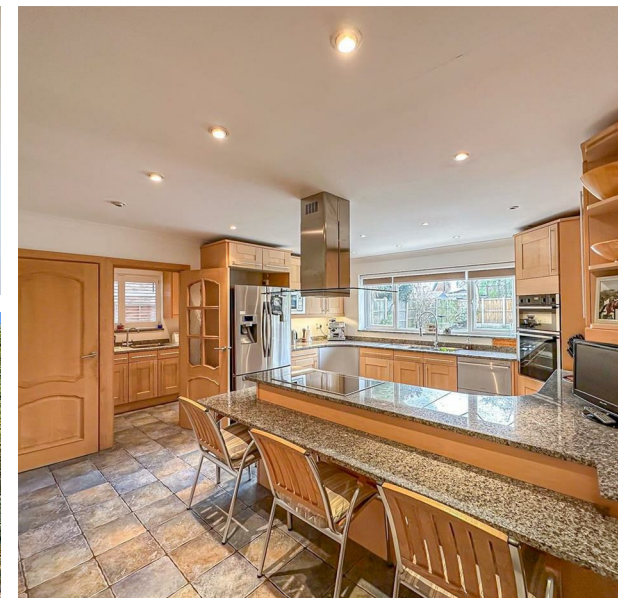


47 Hilltop Avenue, Hullbridge, Hockley, SS5 6BL
Guide Price £750,000

bear
Estate Agents



Bear Estate Agents introduce this breath-taking four-bedroom residence nestled in the serene Hullbridge area. This exquisite home boasts a luxurious swimming pool, inviting balcony, and three spacious reception rooms offering ample space for relaxation and entertainment. With four elegantly appointed bathrooms, a large kitchen diner, and a convenient utility area, this property seamlessly blends style with functionality, creating an idyllic living environment for discerning homeowners. This gated home offers a wealth of added features, book a viewing to see more. £750,000 to £800,000.

Front Garden

Front garden is entered by an in and out gated driveway, access to a large side annex and storage garage, double garage, external water and a large side way leading to the rear garden and pool.

Entrance Porch

6'9" x 5'5"

Entered via a UPVC led light double glazed door. The entrance porch boasts slate tile floors, smooth ceilings with coving to ceiling edge and inset spotlights, solid wood internal glass doors leading into the entrance area.

Entrance Hall

Stairs to the first floor landing, wood effect floors throughout, a split level staircase, doors to downstairs main bathroom, downstairs office, downstairs bedroom, dining room and kitchen/breakfast room and double garage.

Downstairs Bathroom

8'10" x 5'9"

Three-piece suite with a triple-width walk-in shower and handheld shower attachments, double-glazed windows to the side with bespoke fitted shutters, a large wall-to-wall vanity unit with storage and an inbuilt sink. There are shaver points, a wall-mounted mirror and space for more storage. There is a Villeroy and Bosch electrically operated toilet seat and unit.

Dining Room

13'9" x 9'8"

Bi-folding doors onto the rear garden, high ceilings with coving to ceiling edge, radiator, wood effect floors and potential for storage to one wall if necessary. The dining room has an open serving hatch into the kitchen/breakfast room.

Kitchen/ Breakfast Room

16'6" x 13'9"

A bespoke fitted kitchen granite worktops, smart cupboards storage throughout, built in double oven, four ring induction 'NEFF' hob, space for an American style fridge freezer, a low level breakfast bar with seating for five, dual sink with handheld shower attachment and draining board, built in NEFF microwave oven, plenty of power points, double glazed windows to the rear overlooking the west facing garden and swimming pool. Further door leading into the utility room and door into a large walk-in pantry.

Pantry

3'10" x 5'4"

Shelving throughout, power points and lighting.

Utility Room

5'1" x 12'10"

Double glazed windows to the side with bespoke fitted shutters, wood effect top and base units with a roll top work surface, stainless steel sink with two lever taps, space for white goods, built-in cupboards and double glazed stable door leading on to the rear patio and garden.

Office

10'0" x 9'4"

High ceilings with inset spotlights, wood effect floors, radiator, potential for built in storage and plenty of power points.

Downstairs Bedroom/Reception

13'10" x 9'11"

Double glazed windows to the front, wood effect flooring, floor to ceiling bespoke fitted wardrobes, plenty of power points and telephone point.

Double Garage

18'2" x 17'0"

Up and over electric double door, courtesy door into the house, high ceilings with inset spotlights, workspace and work tops to one wall, plenty of storage, electric car charging point.

Landing

Doors to bedrooms, lounge, storage cupboards and main bathroom.

Lounge

17'2" x 23'5"

Large imported feature stone fireplace, plenty of power points, potential for storage, smooth ceilings with inset spotlights, carpeting throughout, AV points and power points and a triple sliding door lead onto the west facing covered balcony.

Balcony

Space for a large table and chairs, covered lighting and directional spotlights, a glass/metal balustrade, external power.

Master Bedroom

14'8" x 13'8"

Double glazed windows to the front, radiator, panelled walls throughout. AV points, inset directional spotlights, bespoke fitted floor to ceiling wardrobes. There are two secret rooms in the master bedroom. Both are accessed via fitted cupboards. These lead to a good size ensuite and a walk-in dressing room.

Ensuite

7'4" x 5'4"

Overhead storage, tiled walls, panelled bath with handheld shower attachment. WC, pedestal sink, towel rail, bespoke coving and inset spotlights.

Walk-in Wardrobe

6'2" x 7'11"

Shelving, power and lighting.





Upstairs Bathroom

6'6" x 10'3"

Windows to the side aspect with bespoke fitted shutters, jacuzzi bath with wall -mounted attachments and controls, wall -mounted floating vanity sink with storage, sink and mixer taps, wall -mounted mirrors, shaver points and a vertically mounted radiator.

Bedroom Two

9'11" x 9'8"

Double glazed windows to the rear, bespoke fitted storage to one wall, double glazed door leading on to the rear balcony, radiator, carpeting throughout and high ceilings with coving to ceiling edge and central ceiling lights.

Bedroom Three

9'11" x 9'9"

Double glazed window to the rear, hidden bespoke fitted storage, high ceilings with coving to ceiling edge, plenty of power points, radiator and carpeting throughout.

Annex/ Changing Rooms

9'8" x 9'4"

Double glazed window to the rear, entered via a double glazed UPVC door, tiled floors, smooth ceilings, coving to ceiling edge, floor standing boiler for the pool and doors to guest toilets.

Annex Bathroom

2'8" 9'7"

Double glazed windows to the side, a WC sink and tiled floors.

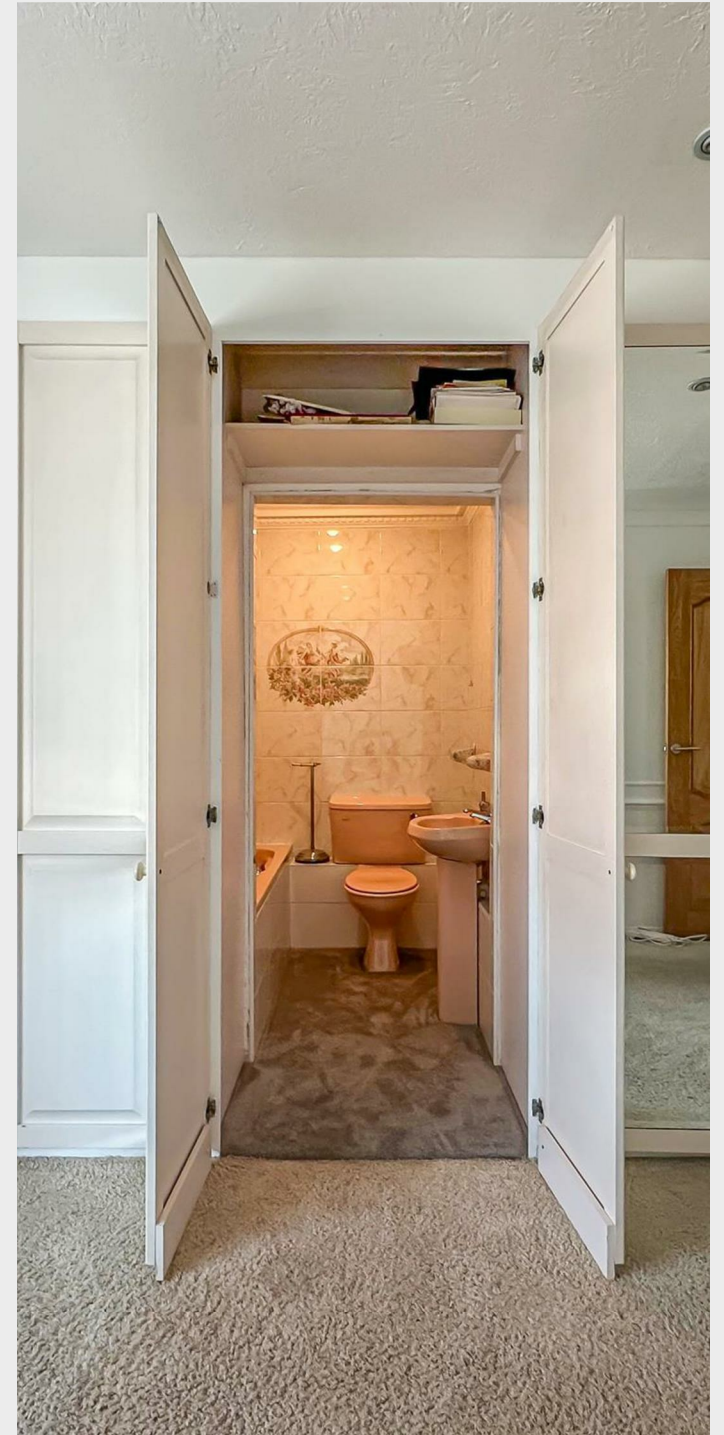
Storage Room

5'7" x 6'6" .29'6"

Tiled floors, double glazed windows to the front aspect, smooth ceilings with coving to ceiling edge, lighting and plenty of power points.

West Facing Rear Garden

High quality slab patio to the rear, external lighting, external seating areas, large concrete hard standing to the rear with space for more storage and a greenhouse. The garden is mainly laid to lawn with mature trees to the border. The garden benefits from an inbuilt pool and a bespoke fitted slide, further gated side access, an electronically operated roller shutter over the seating area and doors into the annex of the storage room.



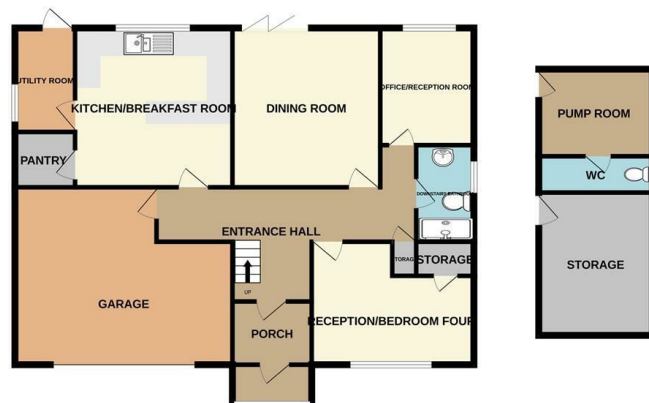
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GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2417 sq.ft. (224.5 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			63
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	