

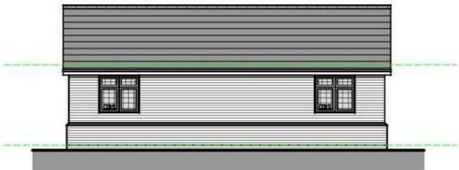
New Build, Bungalow Leamington Road, Hockley, Essex,  
SS5 5HG  
Guide Price £475,000



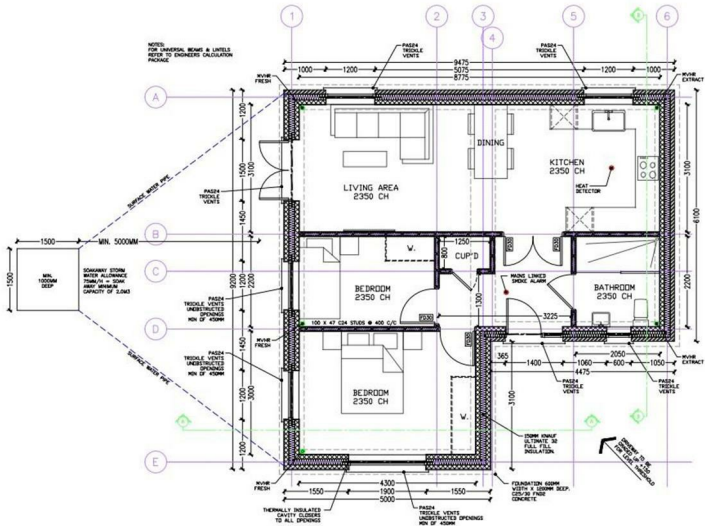
WEST



SOUTH



1 GROUND FLOOR PLAN  
1:50



ELEVATIONS





Nestled on Leamington Road in the charming area of Hockley, this exquisite two-bedroom detached bungalow is a remarkable new build, to be completed in summer 2025. With its beautiful design and modern features, this property offers a perfect blend of comfort and style, making it an ideal home for individuals or small families.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bungalow boasts two well-proportioned bedrooms, perfect for restful nights and peaceful mornings.

The property includes a contemporary bathroom, designed with modern fixtures and finishes, ensuring a luxurious experience. One of the standout features of this bungalow is the south-facing garden, which offers a delightful outdoor space to enjoy the sunshine and fresh air, ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Situated in a prime location, this bungalow is conveniently close to Hockley train station and the bustling high street, providing easy access to local amenities and transport links. Available for occupancy in early summer, there is also an exciting opportunity for customisation, allowing you to personalise your new home to suit your tastes and preferences.

This stunning bungalow is not just a property; it is a lifestyle choice, offering modern living in a sought-after area. Do not miss the chance to make this beautiful home your own.

**Entrance Hall**

7'2" x 4'7"

Large spacious hallway, storage cupboard, doors to the main family bathroom on your right, double doors onto the open plan kitchen living area, doors to bedrooms 1 & 2 on you left with room for storage.

**Bathroom**

7'2" x 6'8"

WC, wash hand basin, panelled bath or fitted shower ( buyers preference), window facing the front aspect.

**Open Plan Kitchen/Living Area**

28'9" x 10'2"

Entered via large internal double doors, windows to side an rear aspects, large open plan sitting/family area with space for a large dining table, opening onto the new fitted kitchen, with top and base units and built in appliances.

**Bedroom One**

14'1" x 9'10"

Large double bedroom, windows facing the front and rear aspect, power points and potential for built in storage.

**Bedroom Two**

9'10" x 7'2"

Double bedroom, windows facing the rear aspect, power points and potential for built in storage.

**Garden**

South facing garden, with side access.

**Frontage**

Bin Storage, Cycle Storage and Parking. Side Access to both sides.

**Current Plans To Be Built**

For Planning Details Please Visit:

<https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=22/00031/FUL>

2/00031/FUL

**Agents Note**

Land:

Approx 280 Sqm

Services :

Planning:

22/00031/FUL

Viewing Arrangements:

Strictly to be conducted via the agent. Please call to book an appointment.

Approximate Size - 650/700SQFT













## GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC