



\*Guide Price £500,000 - £525,000\*

This detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this home is ideal for families seeking space and tranquillity. The property boasts two inviting reception rooms, including a spacious lounge that provides an excellent setting for relaxation and entertaining guests.

The well-designed layout includes two modern bathrooms, ensuring ample facilities for the household. A utility room adds to the practicality of the home, making daily chores more manageable. The property also features off-street parking, complemented by a garage, providing secure and convenient access for vehicles.

Situated close to Hockley station, this residence offers excellent transport links for commuters, while local amenities are just a stone's throw away, ensuring that all your daily needs are easily met. This delightful home is not only a sanctuary of comfort but also a gateway to the vibrant community of Hockley. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy a quality lifestyle in a sought-after location.

- Detached Four Bedroom House
- Utility Room
- Close To Local Amenities
- Close To Hockley Station
- Spacious Lounge
- Garage
- Off Street Parking

## Barnwell Drive

Hockley

**£500,000**

Guide Price





# Barnwell Drive



## Entrance Hall

10'1 x 4'0

Double glazed window to front, wall mounted radiator, wooden effect flooring throughout, power points, double doors to storage cupboard, carpeted staircase to first floor landing and wooden doors to lounge.

## Ground Floor Cloackroom

8'0 x 3'2

Tiled floor and walls surround, WC, chrome towel radiator, vanity unit with sink top and mixer tap.

## Lounge

16'7 x 12'0

Wooden effect flooring throughout, radiator, fitted electric fire place and double glazed door leading to the rear garden.

## Dining Room

13'0 x 8'1

Wooden effect flooring throughout, wall mounted radiator, power points, double glazed window to front and open plan access leading to the kitchen.

## Kitchen

10'0 x 9'1

Tiled flooring throughout, fitted eye and base level units, inset sink with drainer board and mixer tap, fitted oven and grill, five ring gas hob with stainless steel black plate and extractor fan, smooth ceilings with inset spotlights and access to utility room.

## Utility Room

8'8 x 6'0

Tiled flooring throughout, eye and base level units, space for fridge/freezer, space for washing and drying machine, inset sink with mixer tap, wall mounted radiator, boiler cupboard and double glazed door leading to the garden.

## First Floor Landing

10'0 x 9'4

Carpeted flooring throughout, wall mounted radiator, double glazed window, loft access and doors to all bedrooms and family bathroom.

## Bedroom One

12'0 x 11'2

Wooden effect flooring throughout, wall mounted radiator, fitted wardrobe and double glazed window to the side and front aspect. and smooth ceiling with centre ceiling light.

## Bedroom Two

10'0 x 8'3

Wooden effect flooring, power points, wall mounted radiator, smooth ceiling with centre ceiling light and double glazed windows to the front.

## Bedroom Three

11'7 x 7'0

Wooden effect flooring, power points, wall mounted radiator, smooth ceiling with centre ceiling light and double glazed window to the rear.

## Bedroom Four

9'0 x 8'7

Wooden effect flooring, wall mounted radiator, power points. smooth ceilings with centre light and double glazed window to the front.

## Bathroom

10'0 x 6'2

Tiled walls and floors surround, bath with central taps and hand held shower attachment, corner shower cubicle, vanity unit with sink top and mixer tap, WC, chrome towel radiator, smooth ceiling with inset ceiling spotlights and double glazed window to the rear.

## Front Garden

A brick boundary wall with steps leading up to the house, complemented by mature shrubs and floral plantings. A garden light illuminates the area, and a wooden gate provides access to the garden. A pathway guides the way to the front door.

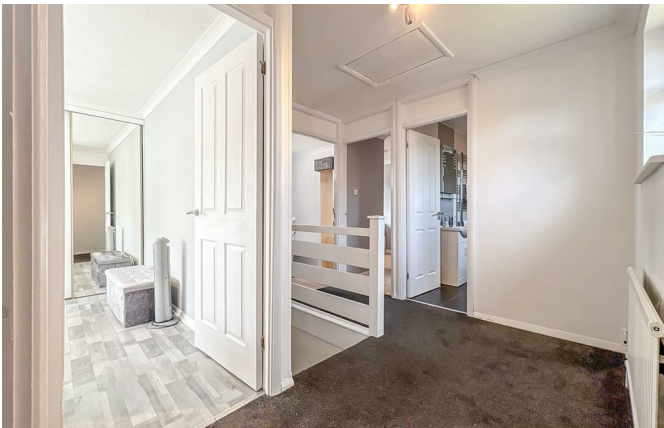
## Garage

A private driveway with a nearby bark-filled planting area, providing access to the garage featuring a pitched roof, an up-and-over door, and installed power and lighting.

## Rear Garden

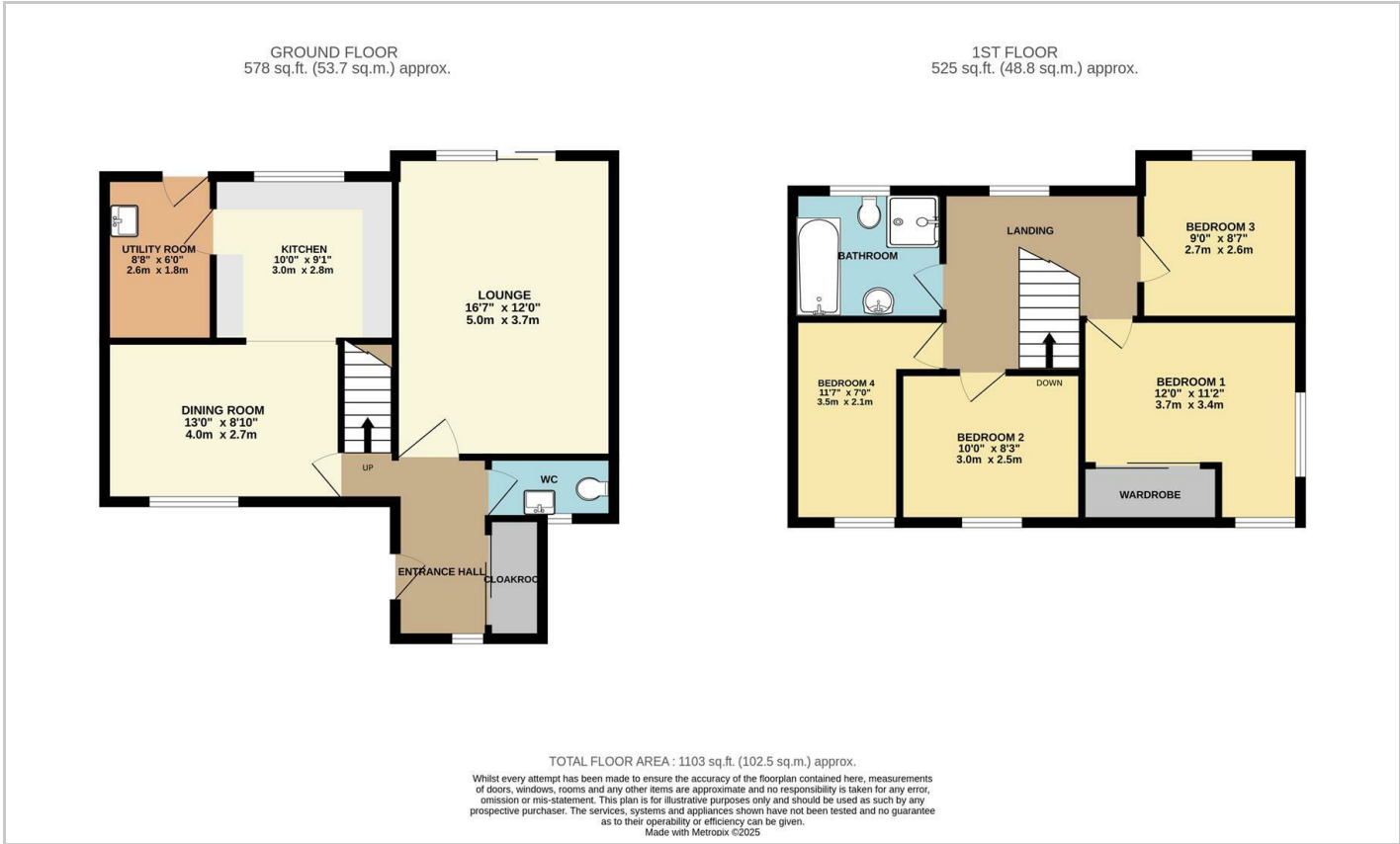
Boundaries made of brick and wood fencing, a lawn area, and a charming slate pathway. There are raised flower and shrub beds, outdoor lighting, and a side storage area next to the garage. A sunken patio with a flagstone surface is complemented by raised planting areas made from railway sleepers.







Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

