



Main Road | Hawkwell | Hockley | SS5 4NR

Guide Price £625,000

bear
Estate Agents

Guide Price- £625,000 - £650,000

Bear Estate Agents are delighted to offer for sale this very large open plan 4-5 bedroom detached family home. The property benefits from 5-6 parking spaces, south-facing private garden and two kitchens! Main Road offers great access to both Hockley Train station and local shops. Viewings are highly advised as this property is deceptively spacious.

- Large South Backing Plot
- Plenty of Parking
- Downstairs Bathroom
- Deceptively spacious
- Walking Distance to Hockley Station
- Four/Five Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Summer House to Remain
- Separate Garage
- Walking Distance to Local Shops/Village

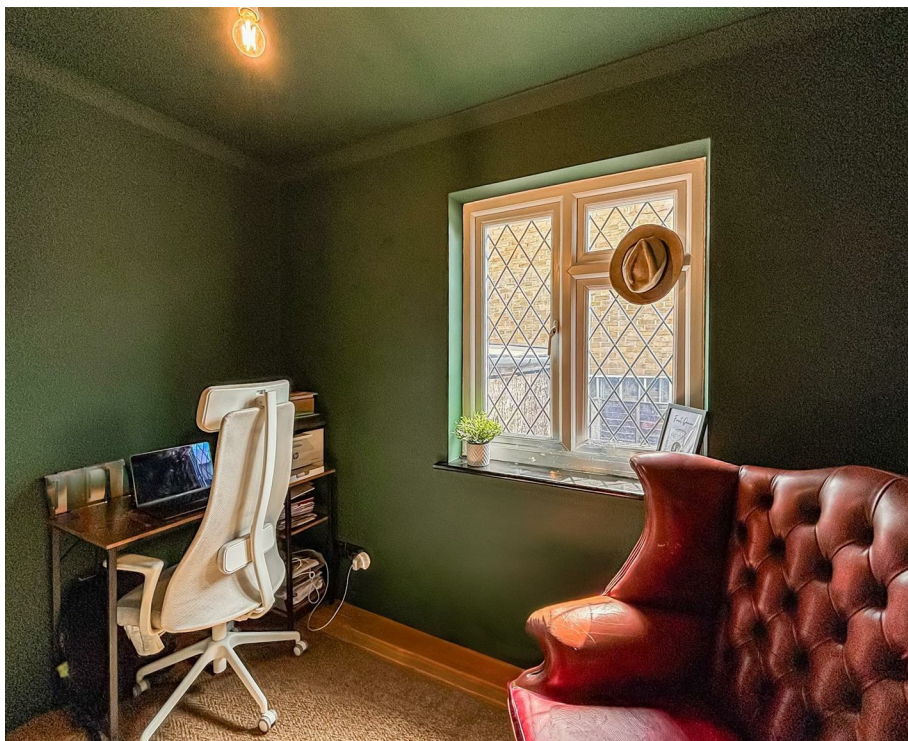
Entrance Porch

Accessed via double glazed front door leading into a large porch area with ample space for coat & shoe storage. Power points. Electric meter & fuse board. Double glazed leaded light windows to front aspect. Wood effect laminate flooring. Front door with obscured double glazed window panels inset opening up to main accommodation and entrance hall.

Entrance Hall

Grand huge entrance hall which has herringbone effect flooring. Radiator. Built-in under stairs storage cupboard. Two additional deep built-in cupboards, one of which houses temperature control panel for under-floor heating. Power points. Smooth plastered & coved ceiling. Stairs to first floor landing. Doors to accommodation:-





Bedroom One

16'0 x 12'11 (4.88m x 3.94m)

UPVC double glazed leaded light bay window to front aspect. Carpet to flooring. Coved ceiling. Power points. Radiator. Ample space for King size bed and plenty of storage around. Currently used as a huge playroom.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

UPVC double glazed leaded light Bay window to front aspect. Carpet to flooring. Power points. Radiator. Smooth plastered & coved ceiling. Ample space for double bed with storage space around. Currently used as an additional sitting room.

Office

8'11 x 6'4 (2.72m x 1.93m)

UPVC double glazed windows to side aspect. Wood flooring. Smooth plastered & coved ceiling. Power points. Radiator.

Modern Wet Room

8'7 x 6'7 (2.62m x 2.01m)

Four piece luxury white suite comprising of low-level WC with flush mechanism and concealed cistern. Vanity hand wash basin with stainless steel mixer taps and vanity cupboards under. Tile enclosed bath with central stainless steel mixer flow taps. Large open walk-in shower enclosure with soak-away floor. Large rain water shower head above. Central stainless steel mixer temperature control panel. Marble effect ceramic tiled floor, with under floor heating. Fully tiled walls.

Utility Room / Potential Bedroom

11'11 x 9'11 (3.63m x 3.02m)

Currently used as the Vendors Beauty Room Could be transformed into an additional bedroom or living space. Two UPVC double glazed windows to side aspect. Range of base level units with roll top work surface. Mosaic tiled splashbacks. Integrated stainless steel sink & drainer unit with stainless steel mixer taps. Space & plumbing for washing machine and tumble dryer. Ample power points. Radiator. Herringbone flooring throughout.

Open Plan Lounge/ Kitchen / Diner

27'3 x 27'6 narrowing to 17'11 (8.31m x 8.38m narrowing to 5.46m)

Commencing with the Living Area: Carpet to flooring. Stunning Cast Iron dual fuel log burner sitting on a slate hearth and inset into open fireplace. Smooth plastered & coved ceiling. Power points. Aerial point. Opening to the full-width extension giving an open plan kitchen/diner: Ample space for large dining table & chairs. Sunken integral wine cellar into floor with Perspex lid. Opening to a modern fitted bespoke kitchen with a range of gloss units to base level. Stunning quartz worktop. Integrated stainless steel sink with engraved drainer into worktop with stainless steel mixer taps. Integrated Electric oven. Integrated microwave over. Integral fridge/freezer. Integrated dishwasher. Metro brick tiled splashbacks. Quartz upstand. The feature of this room has to be the large central Island with a range of gloss units to three sides. Five ring induction hob at one end of Island, with bespoke extractor fan behind. Smooth plastered ceiling with inset LED spotlights. Three double glazed roof lights. Integral speakers within the ceiling of the extension. Power points. Light grey Oak effect flooring. The whole of the living/kitchen/dining space has under-floor heating. UPVC double glazed bifold doors leading out to rear garden.



First Floor Landing

Carpet to flooring. Large deep built-in storage cupboard under eaves. Additional deep built-in airing cupboard with plenty of storage. Double glazed Velux window over. Smooth plastered & coved ceiling. Temperature control panel. Doors to accommodation:-

Bedroom Three

15'1 x 11'1 (4.60m x 3.38m)

Dual aspect UPVC double glazed windows to side and rear aspect. Radiator. Smooth plastered & coved ceiling with inset spotlights. Power points. Carpet to flooring. Space for double bed and plenty of storage around.

Bedroom Four

11'7 x 15'2 (3.53m x 4.62m)

Dual aspect UPVC double glazed windows to rear & side aspects. Carpet to flooring. Radiator. Smooth plastered & coved ceiling, with inset spotlights. Power points. Ample space for double bed and plenty of storage around.

Upstairs Shower Room

Three piece white suite comprising of low level WC with dual flush mechanism. Pedestal hand wash basin with stainless steel taps. Walk-in shower enclosure with electric wall-mounted shower. Fully tiled wall. Wood effect laminate flooring. Chrome heated towel rail. Smooth plastered ceiling with inset spotlights and extractor fan. UPVC double glazed obscured window to side aspect.

West Facing Rear Garden

South facing rear garden commencing with a stunning raised paved patio area, perfect for garden furniture and alfresco dining. Downlighters to the rear of the extension. Access to carport and garage to one side and additional side access to the other side of the property. Steps leading down to mainly laid to lawn area with mature shrub borders. Fencing to boundaries. Large astrourfed kids play area to rear of the garden, perfect for swings, climbing frames and trampoline. Hard standing to the far end of the garden, which currently houses additional office space, accessed via UPVC double glazed double doors. Windows to either side of the door. Boasts power & light and separate fuse board. Additional hard standing for timber shed and wood storage area.

Frontage

Large shingled in/out drive. There is an attractive shrub border to front encased in wooden sleepers. External lighting. Side access gate. Ample parking for up to 6 cars. Access to garage.

Garage

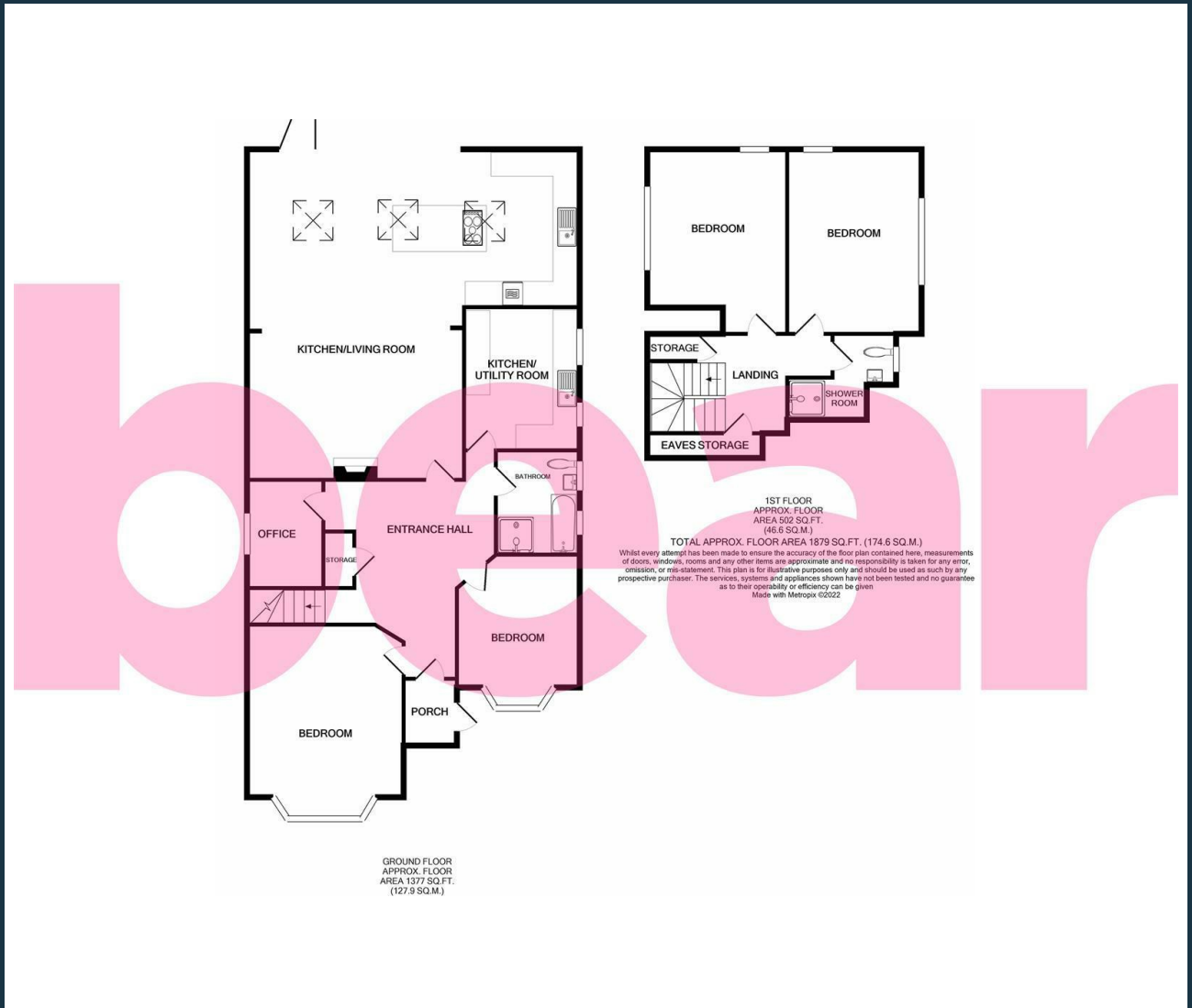
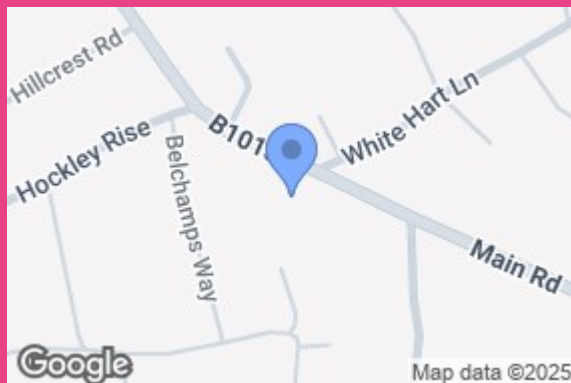
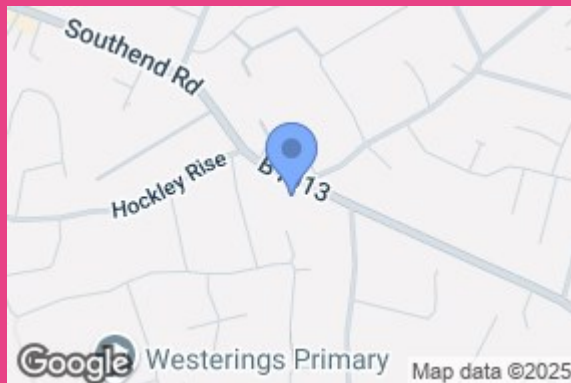
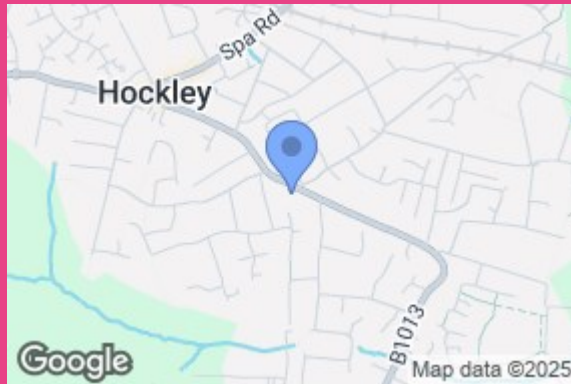
Accessed via an up & over door to front offering power & light. Additional carport behind garage, mainly used for storage. Garage also comprises of a wall-mounted recently fitted boiler.

Agent Note

Council tax band : E

EPC : E





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

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