

221 Main Road, Hawkwell, Hockley, SS5 4EQ  
£625,000

**bear**  
*Estate Agents*





This delightful detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, including a primary suite complete with an ensuite bathroom, this home is ideal for families seeking space and privacy.

The property boasts two spacious reception rooms, providing ample room for relaxation and entertaining. The open plan kitchen diner is a highlight, featuring a utility room that adds to the practicality of daily living. A convenient downstairs WC enhances the functionality of the ground floor.

Outside, the well-maintained rear garden is a true oasis, surrounded by mature trees and shrubs, offering a peaceful retreat for outdoor enjoyment. The side access allows for easy movement around the property, while off-street parking for up to four vehicles, along with a double garage, ensures that parking is never a concern.

Location is key, and this home is ideally situated close to Hockley Station, making commuting a breeze. Additionally, the vibrant Hockley village and the beautiful Hockley Woods are just a stone's throw away, providing a variety of leisure activities and natural beauty to explore.

This detached four-bedroom house is a wonderful opportunity for those looking to settle in a friendly community with excellent amenities and transport links. Don't miss the chance to make this lovely property your new home.

### Entrance Hall

20'9 x 3'7

Smooth ceilings with coving to ceiling edge, tiled floor, spacious coat and storage cupboard with fitted shelving, radiator, electrical sockets, carpeted staircase with oak balustrade leading to the first-floor living area, large storage area under stairs and doors opening to the downstairs cloakroom.

### Downstairs Cloakroom

5'11 x 2'11

Fitted with a two-piece suite including a vanity unit with inset sink and mixer tap, and a low-level WC. Smooth ceiling, tiled floor, double-glazed window to the side aspect, and a heated towel rail.

### Lounge

21'11 x 11'8

Smooth ceilings, double-glazed bay window to the front aspect, carpeted flooring, decorative gas fireplace, wall-mounted lighting, radiator, and electrical sockets.

### Kitchen Diner

21'10 x 11'11

Modern kitchen fitted with a selection of cream eye and base level units, complemented by full granite work surfaces. Includes and double fridge and double freezer, space for a range-style cooker beneath an extractor hood, and a 1.5-bowl sink with mixer tap. A breakfast bar seats up to four and island with power sockets included, integrated dishwasher for convenience. The room offers ample space for a dining table, with tiled flooring and a smooth, coved ceiling featuring recessed spotlights. Natural light comes from a rear-facing double-glazed window, along with patio doors and an additional glazed door opening to the garden. Finished with a wall-mounted radiator and multiple power outlets.

### Utility Room

10'3 x 4'7

Equipped with a range of grey wall and base units topped with work surfaces, this utility area provides space for both a washing machine and tumble dryer. Features include a 1.5-bowl sink with drainer and mixer tap, smooth ceiling, and a double-glazed window to the rear aspect. The floor is tiled with part-tiled walls, and multiple power sockets are installed for convenience.

### Galleried Landing

12'4 x 5'11

Double-glazed window to the side aspect, smooth ceiling with coving to ceiling edge, oak balustrade, and a built-in storage cupboard. The floor is carpeted, and there is access to the loft, which is half-boarded and equipped with power and lighting. Multiple electrical sockets are provided, with doors opening to all rooms upstairs.

### Bathroom

10'3 x 7'9

Luxurious four-piece bathroom featuring a wall-mounted vanity unit with countertop basin and mixer tap, walk-in shower fitted with and drencher unit and handheld attachment enclosed by glass screens, freestanding bath with separate free standing mixer tap, and a low-level WC. Finished with fully tiled walls and floor, a smooth ceiling with recessed spotlights, double-glazed window to the side aspect, and a heated towel rail.

### Bedroom One

19'4 x 12'0

Double-glazed bay window to the front aspect, smooth ceiling with coving to ceiling edge, and carpeted flooring. Includes fitted wardrobes, radiator, and electrical sockets, with a door providing access to the en-suite shower room.

### En-Suite Shower Room

8'8 x 3'7

Stylish three-piece suite including a pedestal wash basin with mixer tap, glass-enclosed shower with fitted unit, and a low-level WC. Features a double-glazed window to the side aspect, smooth plastered ceiling with recessed spotlight, tiled flooring, and a heated towel rail.

### Bedroom Two

14'3 x 13'5

Two double-glazed bay windows to the front aspect allowing plenty of natural light, complemented by a smooth ceiling with recessed spotlights. Triple full height wardrobes with lighting and power included. The room is carpeted and includes two radiators along with multiple power socket.

### Bedroom Three

11'8 x 10'7

Double-glazed window to the rear aspect, smooth ceiling with coving to ceiling edge and centre ceiling light, carpeted flooring throughout, wall mounted radiator, and several power outlet.

### Bedroom Four

11'7 x 10'6

Double-glazed window to the rear aspect, smooth ceiling with coving to ceiling edge and centre ceiling light, carpeted flooring throughout, wall mounted radiator, and several power outlet.

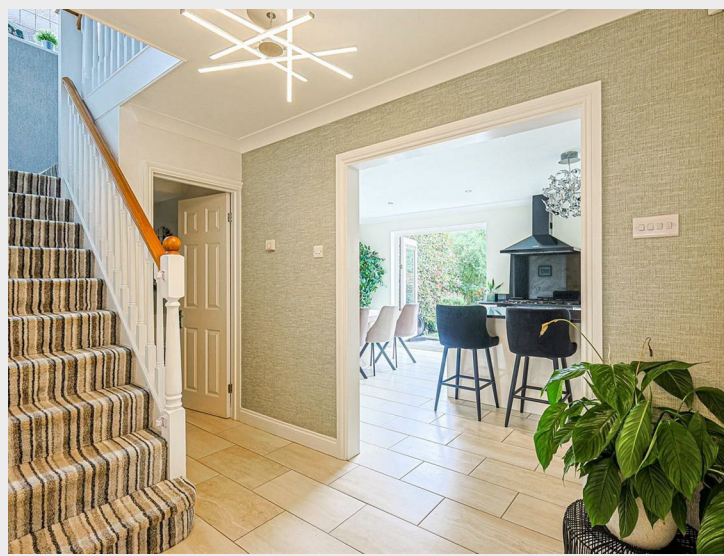
### South Facing Rear Garden

Unoverlooked rear garden with sunny patio area extends along the rear and side of the property, leading to a generous lawn bordered by mature plants. The garden is enclosed by secure fencing and features an outdoor water tap, perimeter lighting, and direct access to the garage.









### Garage

16'0 x 15'0

Electric double garage door, newly fitted combination boiler, multiple power outlets, potential office space.

### Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - E



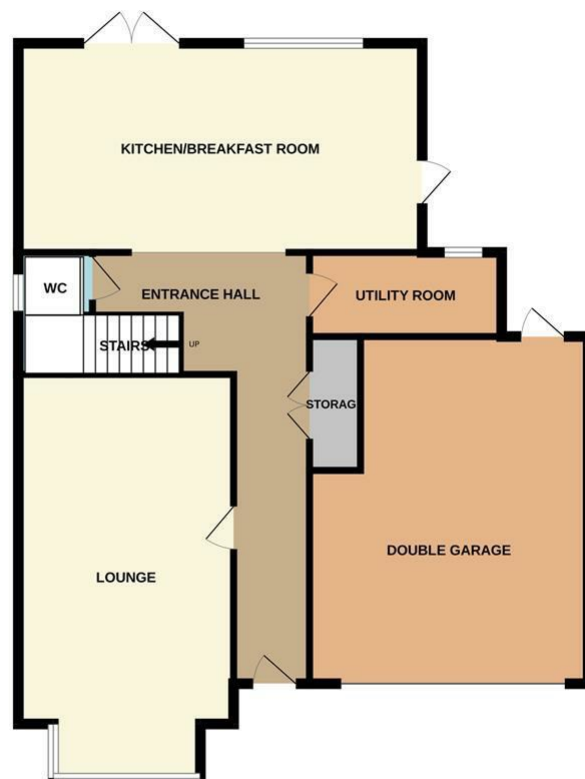




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GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(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