



Broadlands Road | Hockley | SS5 5DU

Guide Price £550,000 - £575,000

bear
Estate Agents

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Bear Estate Agents are pleased to present this spacious and well-appointed four-bedroom semi-detached family home, offering flexible accommodation ideally suited to modern living.

The property provides generous and versatile living space throughout, highlighted by a large and bright kitchen diner, perfect for family life and entertaining. A key feature of the ground floor is bedroom two, which benefits from its own ensuite bathroom, making it ideal for guests, multigenerational living, or a home office. A convenient downstairs WC further enhances the practicality of the layout.

Upstairs, the home offers additional well-proportioned bedrooms along with access to a large loft space, which presents excellent potential to be converted into an additional bedroom or further living accommodation, subject to the necessary permissions.

Externally, the property boasts a large rear garden ideal for outdoor enjoyment, along with a garage and off-street parking. Situated close to local amenities and within easy reach of Hockley Station, this home combines space, convenience, and future potential, making it an excellent choice for families and commuters alike.

- Semi Detached House
- Off Street Parking
- Loft Room
- Outbuilding
- Close To Local Amenities And Hockley Station
- Garage
- Large Rear Garden
- Ensuite To Bedroom Two
- Spacious Kitchen And Dining Room

External Front

Property has parking for five and access to a large garage external lighting walking distance to Hockley Station mature shrubs to edge and lighting.

Hallway

High ceilings with coving to ceiling edge, central ceiling light, wooden effect flooring throughout, radiator, PowerPoints, under stairs storage doors to front lounge, doors to open plan kitchen diner and doors to guest WC.





Open Plan Kitchen Dining Room

18'11 x 17'1 (5.77m x 5.21m)

High ceilings with coving to ceiling edge, central lantern light, inset spotlights double glazed windows to the rear and double glazed doors onto the rear patio. The kitchen comprises cream shaker style top and base units with solid wood worktop five ring electric hob with four ovens, two ovens, grill and overhead extractor fan, the kitchen further benefits from a range master composite dual sink with hot and cold taps. There is also space for a dishwasher tiled floor throughout opening onto the dining area. Dining area has an internal doors leading back into the front lounge as a classic style radiator, high ceilings with coving to ceiling edge to floors and plenty of power points.

Front Lounge

10'11 x 16'4 (3.33m x 4.98m)

Large bay window double glazed to the front, stunning central brick fireplace with solid oak beam and inset wood burner, wooden effect floor throughout, high ceilings with central ceiling light and radiator, internal solid wood doors leading into the open plan kitchen.

WC

Feature tiled walls surround, inset storage, corner sink unit with mixer tap and dual flush WC, tiled floors throughout.

Downstairs Bedroom Two

17'8 x 11'4 (5.38m x 3.45m)

This is accessed via the kitchen dining room. This has its own internal hallway which splits and gives you doors into the bedroom two and a separate door off of the hallway into the large garage bedroom two has double glazed windows to the rear and double glazed door stepping onto the rear garden and patio classic style radiator wooden effect floors throughout, plenty of power points smooth ceilings with inset central ceiling light and coving to ceiling edge. Space for wardrobe and doors to ensuite.

Ensuite

Tiled floors throughout, enclosed shower with rainfall shower and handheld shower attachments, vanity unit with inbuilt sink and mixer tap, wall mounted dual flush WC, extractor fan heater and insect storage shelves.

First Floor Landing

Double glazed windows to the side aspect, gallery landing, doors to bedrooms 1, 2 and 3, doors to main bathroom, large loft access which leads to a fitted out Loft room.

Loft Room

10'2 x 11'1 (3.10m x 3.38m)

Double glazed Velux window to the rear, eave storage throughout, power heating voltage and carpeted throughout.



Bedroom One

Large double glazed bay window overlooking the front, potential for floor to ceiling fitted storage, large radiator, smooth ceilings, central ceiling light with built-in fan, plenty of PowerPoint and carpeted flooring throughout

Bedroom Two

Floor to ceiling fitted storage, one of these cupboards houses the immersion tank, double glazed windows overlooking the large garden, PowerPoints, carpeted flooring throughout and high ceilings with coving to ceiling edge.

Bedroom Three

Double glazed windows to front, potential for recess, storage central ceiling light, high ceilings and plenty of power points.

Bathroom

Stunning pebble grey tiles with obscure double glazing to both rear and side aspect, panelled bath with folding shower screen vanity unit with sink mixer tap Wall mounted mirror storage with power radiator wooden effect flooring throughout, overhead handheld shower WC and potential for building storage.

Rear Garden

To the rear externally this property benefits from a huge south west facing garden. This has a large newly fitted patio external water, external power and a large side access. There is a secondary portion to the garden which houses the summer house which can double up as an annex the garden is in excess of 100 foot and offer privacy from all angles large wooden storage, mostly later lawn with mature shrubs.

Garage

The garage houses the valiant two year-old boiler this room also benefits and has space for the white goods. The garage has high ceilings and is larger than average. There is potential for built-in storage throughout solid concrete floors and can certainly fit a large vehicle and further storage Ceiling ceiling lights above plenty of power points and solid wooden double doors opening onto the drive.

Agents Notes

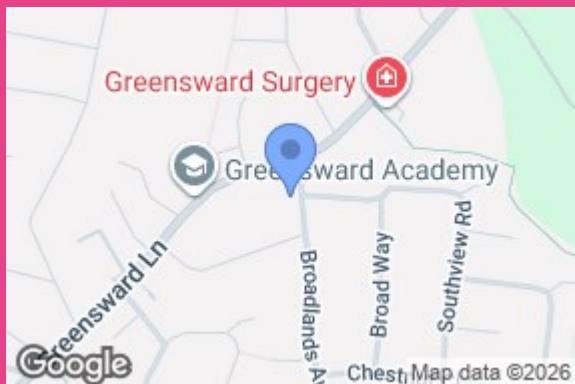
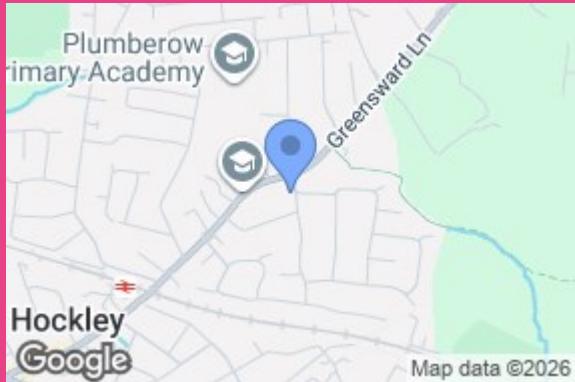
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

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 - D





GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

BEDROOM 2

BEDROOM 3

ENSUITE

HALLWAY

WC

1ST FLOOR

BEDROOM 1

BEDROOM 3

BATHROOM

LANDING

BEDROOM 4

2ND FLOOR

LOFT ROOM

DOWN

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 guidance purposes only and should be used as such by any prospective purchaser. The services and appliances mentioned 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 (A2 plus)	A	77
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	67
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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