

Thorpe Road, Hawkwell SS5 4JT



£1,250,000

Situated on a plot approaching .75 acres is this stunning five/six bedroom detached family home offering huge potential for further extension to the front, rear and side. The property currently benefits from having an impressive kitchen/breakfast room, spacious lounge with log burner, separate dining room, study, two en suites, detached double garage, approximately 100ft x 65ft front garden and approximately 230ft rear garden.

Viewing recommended.

EPC Rating: C. Our Ref 17286

Directions: Proceed from the centre of Hockley at the mini roundabout by Spa Public House along Southend Road which becomes Main Road. Thorpe Road can be found approximately one mile along on the left hand side.



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Entrance via double opening entrance door to

PORCH

Tiled floor. Plastered ceiling. Double opening doors to

ENTRANCE HALL 17' 5" x 9' 11" (5.31m x 3.02m)

Stairs to first floor accommodation. Under stairs storage cupboard. Tiled floor. Coving to plastered ceiling. Radiator, with decorative cover.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the rear aspect. Low level WC. Wash hand basin with chrome tap. Tiled floor. Tiled walls. Plastered ceiling.



LOUNGE 20' 9" x 17' 11" (6.32m x 5.46m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Double glazed French doors to side. Feature fireplace with gas log burner and Oak mantle above. Oak flooring. Coving to plastered ceiling. Radiator.



DINING ROOM 12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to the front aspect. Tiled floor. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 29' 5" x 22' (8.97m x 6.71m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed French doors to side. Stunning, bespoke fitted Oak base and eye level units. Granite work surfaces. Matching up-stands. Inset one and half sink drainer unit. Integrated dish washer. Large AGA with tiled splash back. Island unit with additional inset sink. Space for American style fridge/freezer. Breakfast bar with space for four stools. Breakfast/dining area with space for table and chairs. Sky lantern. Plastered ceiling. Inset spot lights.



STUDY 9' x 8' (2.74m x 2.44m)

Double glazed window to the front aspect. Fitted office furniture to three walls. Wood effect flooring. Coving to plastered ceiling. Radiator.



UTILITY ROOM 11' 7" x 9' (3.53m x 2.74m)

Stable style door providing access to garden. Base and eye level units. Roll edge work surfaces. Tiled splash backs. Inset stainless steel sink drainer unit. Space for under counter appliances. Space for American style fridge/freezer. Sky light.



WET ROOM

Obscure double glazed window to the side aspect. Low level WC. Wash hand basin. Shower area with wall mounted chrome showerhead and shower curtain. Tiled floor. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the rear aspect. Large airing cupboard housing hot water tank. Stairs to second floor accommodation.



BEDROOM ONE 18' 5" x 13' 8" (5.61m x 4.17m)

Double glazed window to the rear aspect overlooking garden. Fitted wardrobes to two walls. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. Low level WC. 'His & Hers' wash hand basins. Walk-in shower with sliding glass door. Tiled floor. Tiled walls. Plastered ceiling. Chrome heated towel rail.



BEDROOM TWO 14' 10" x 11' 11" (4.52m x 3.63m)

Double glazed window to the rear aspect. Built-in double wardrobe. Plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. Low level WC. Wash hand basin. P-shaped bath with shower over and glass shower screen. Tiled floor. Part tiled walls. Coving to plastered ceiling.



BEDROOM THREE 14' 10" x 9' (4.52m x 2.74m)

Double glazed window to the rear aspect. Under stairs storage cupboard. Additional built-in cupboard. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 12' x 9' (3.66m x 2.74m)

Double glazed window to the rear aspect. Walk-in wardrobe providing access to eaves storage and linking to bedroom five. Coving to plastered ceiling. Radiator.



BEDROOM FIVE 12' x 8' 10" (3.66m x 2.69m)

Double glazed window to the front aspect. Walk-in wardrobe providing access to eaves storage and linking to bedroom four. Coving to plastered ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Double walk-in shower unit with two shower heads and glass sliding door. Free standing bath with chrome tap and hand-held shower attachment. Wood effect flooring. Tiled walls with inset shelving. Coving to plastered ceiling. Chrome heated towel rail.



SECOND FLOOR ACCOMMODATION

LANDING

Double glazed Velux window to the rear aspect.



BEDROOM SIX (RESTRICTED HEAD HEIGHT) 22' 2" x 12' (6.76m x 3.66m)

Double glazed Velux windows to all aspects. Plastered ceiling. Inset spot lights. Access to eaves storage/loft space, part boarded, power and light and providing ample storage.



EXTERIOR

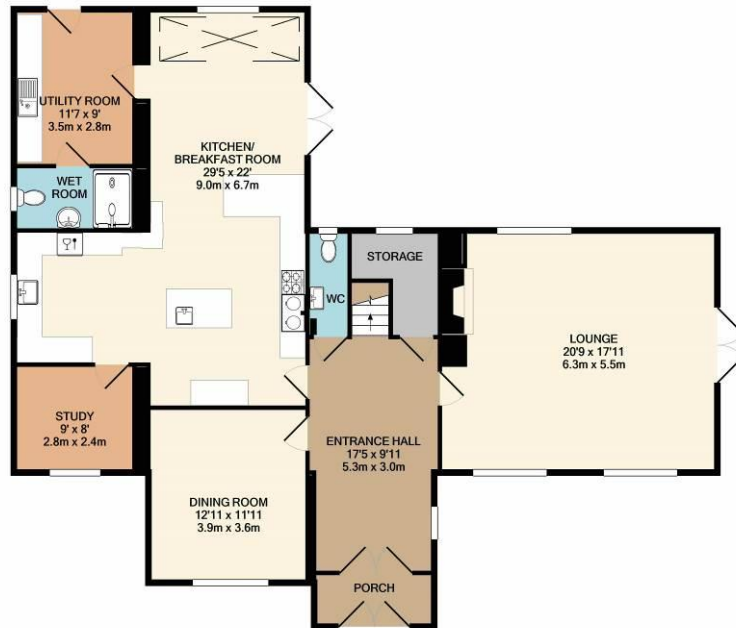
The **REAR GARDEN** measures approximately 230' (70.1m) and commences with patio providing ample space for table and chairs/seating which in turn leads to small tarmac area which is continuation of driveway. Laid lawn with established selection of trees, shrubs and flower beds. Low level gate providing access to vegetable garden. Gate providing access to front. Large gate providing access to driveway.



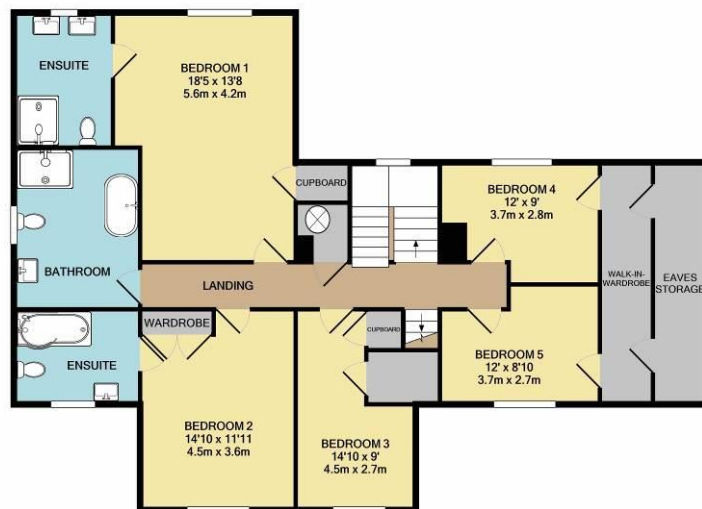


The **FRONT/DRIVEWAY** is accessed via Rectory Road via private entrance with electric sliding gates. Large driveway providing off-street parking for up to 10 vehicles. **PITCHED ROOF DOUBLE GARAGE** with electric shutter door, power and light, large loft space, offering potential for conversion to a granny annex, subject to usual planning application/consent. The **FRONT measures approximately 100' x 65' (30.48m x 19.81m)** and is mainly laid to lawn with shrubs and trees providing privacy and block paved path leading to entrance door.

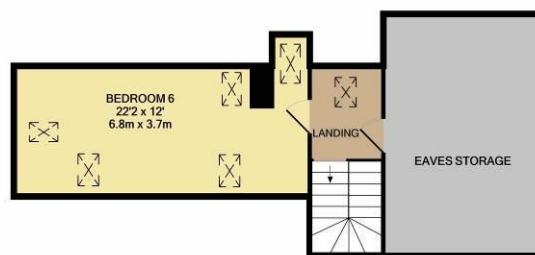




GROUND FLOOR
APPROX. FLOOR
AREA 1472 SQ.FT.
(136.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1317 SQ.FT.
(122.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3297 SQ.FT. (306.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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