

Williams & Donovan

Sales · Lettings · New Homes

Gladstone Road, Hockley, SS5 4BT



O.I.E.O £750,000

Situated in the heart of Hockley and occupying a larger than average plot is this substantial, imposing four double bedroom detached family home benefiting from having two en suites, dressing room to master bedroom, open plan ground floor with three additional reception rooms and approximately 70ft x 50ft rear garden with large brick built workshop. Close walking distance to all of Hockley's amenities.

Viewing highly recommended.
EPC Rating: C. Our Ref 17436



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Entrance under pitched exterior porch via recently fitted Oak effect composite entrance door to

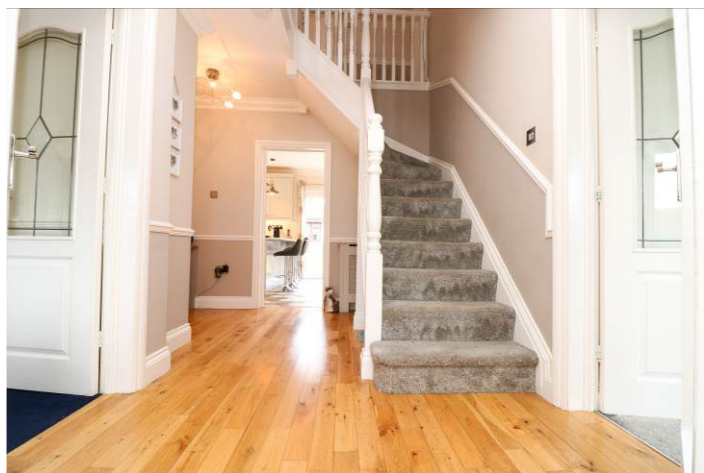
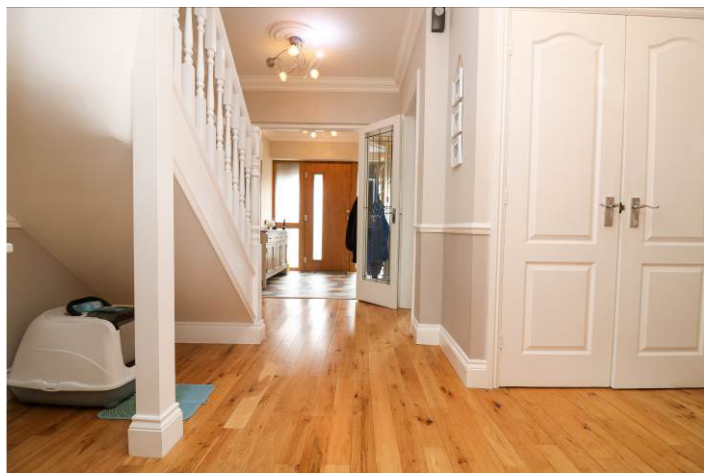
ENTRANCE PORCH

Contemporary tiled effect floor. Coving to plastered ceiling. Radiator. Double opening French doors leading to



SPACIOUS HALLWAY

Stairs to first floor accommodation. Double opening storage cupboard. Wood flooring. Coving to plastered ceiling. Radiator.



RECEPTION/SITTING ROOM 12' 4" x 11' 6" (3.76m x 3.51m)

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



DINING ROOM 12' 7" x 10' 5" (3.84m x 3.18m)

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



GROUND FLOOR CLOAKROOM/WC

Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Radiator.

OFFICE/STUDY 16' 3" x 6' (4.95m x 1.83m)

Double glazed window to the front aspect. Double glazed door providing access to the side. Built-in cupboards with sliding mirror doors. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



OPEN PLAN LOUNGE/KITCHEN/BREAKFAST ROOM

LOUNGE AREA 20' x 19' 6" max (6.1m x 5.94m)

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Feature fireplace with open fire. Wood flooring. Coving to plastered ceiling. Radiators. Open plan to



KITCHEN AREA 13' 1" x 12' 7" (3.99m x 3.84m)

Double glazed window to the rear aspect. Recently fitted comprehensive range of luxury base and eye level units. Marble Quartz work surfaces. Inset sink drainer unit. Integrated twin electric oven. Integrated microwave. Integrated dish washer. Integrated freezer. Under unit lighting. Contemporary tiled effect flooring. Plastered ceiling. Inset spot lights.



UTILITY ROOM 10' x 6' 6" (3.05m x 1.98m)

Double glazed door providing access to rear. Base and eye level units. Integrated double opening Wine Cooler. Space for washing machine. Space/housing for American style fridge/freezer.

FIRST FLOOR ACCOMMODATION

GALLARIED LANDING

Large storage cupboard. Radiator.



MASTER BEDROOM 16' 7" x 11' 10" (5.05m x 3.61m)

Double glazed window to the rear aspect. Comprehensive range of fitted wardrobes. Wood effect flooring. Coving to plastered ceiling. Radiator. Open to



DRESSING ROOM 16' 4" x 6' 6" (4.98m x 1.98m)

Double glazed window to the front aspect. Comprehensive range of fitted bedroom furniture to include dressing table.



RECENTLY FITTED LUXURY EN SUITE 11' 3" x 6' 6" (3.43m x 1.98m)

Obscure double glazed Velux window to the side aspect. Double glazed window to the rear aspect. Low level WC. Wall mounted, 'His & Hers' wash hand basins with chrome mixer taps. Fully tiled corner shower cubicle with thermostatic shower. Wood effect flooring. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



BEDROOM TWO 14' 2" x 12' 5" (4.32m x 3.78m)

Double glazed window to the rear aspect. Fitted wardrobes. Plastered ceiling. Inset spot lights. Radiator.



EN SUITE 9' 5" x 7' 10" (2.87m x 2.39m)

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Double walk-in fully tiled shower cubicle with thermostatic shower. Wood flooring. Part tiled walls. Radiator.



BEDROOM THREE 12' 5" x 11' 10" (3.78m x 3.61m)

Double glazed window to the front aspect. Built-in double opening storage cupboard. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 15' 4" x 12' 5" (4.67m x 3.78m)

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



FAMILY BATHROOM

Obscure double glazed window to the front. Low level WC. Pedestal wash hand basin. Panelled bath with tiled surround, centre mixer tap and telephone hand set shower attachment. Separate fully tiled shower cubicle with thermostatic shower. Part panelled walls. Tiled floor. Plastered ceiling. Radiator.

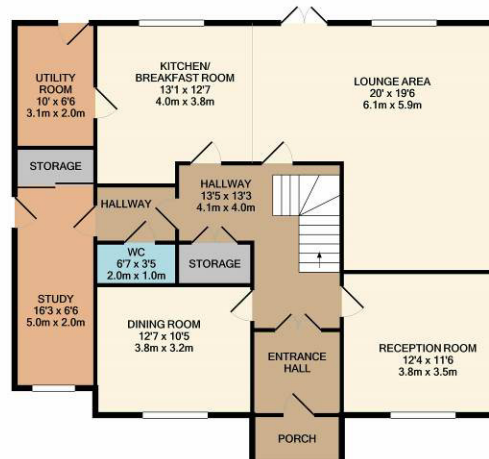
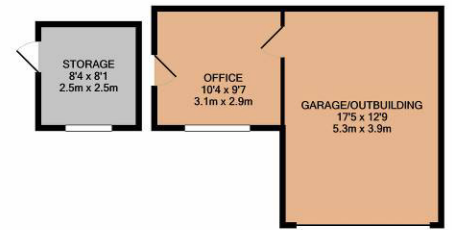


EXTERIOR

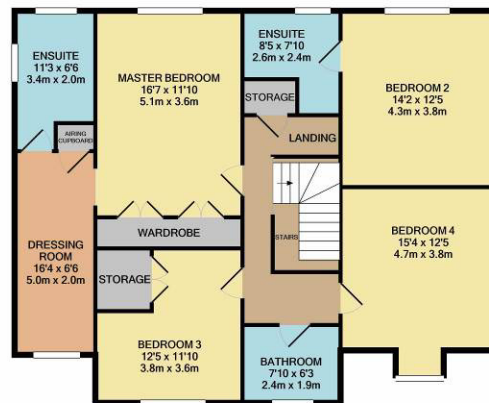
The **REAR GARDEN** measures approximately **70' x 50' (21.34m x 15.24m)** and commences with paved patio area which in turn leads to laid lawn. **LARGE BRICK BUILT WORKSHOP/GARAGE 17' 5" x 12' 9" (5.31m x 3.89m)** with electric up & over roller door, power and light which can be utilised as a double garage as one large room or with a separate storage area. Door through to **OFFICE AREA 10' 4" x 9' 7" (3.15m x 2.92m)** with window and door providing access to rear garden. **SEPARATE BRICK BUILT STORAGE ROOM 8' 4" x 8' 1" (2.54m x 2.46m)** with window and personal door, power and light. Block paved area to side providing access to the front via double opening wrought iron gates.



The **FRONT** has artificial lawn area with flower and shrub borders and two driveways to each side of the property, providing off-street parking.



GROUND FLOOR
APPROX. FLOOR
AREA 1614 SQ.FT.
(149.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1146 SQ.FT.
(106.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2760 SQ.FT. (256.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, doors 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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