

## Orchard Avenue, Hockley, SS5 5BE



### Guide Price £800,000

Situated on a plot approaching 1/3 acre with a full front to back depth in excess of 200ft and a stunning rear garden of approximately 90ft at its widest point, is this stunning five bedroom detached family home offering versatile large and spacious living accommodation to ground floor to ground floor, four double bedrooms to the first floor with en suite to master bedroom. Outbuildings to the rear garden including **large pool house with heated swimming pool** and a further two suitable for office/home working. The property has large driveway providing off-street parking for numerous vehicles and is within walking distance to Plumberow Primary Academy and Greensward Sixth Form, local shops and mainline railway station.

EPC Rating: tbc. Our Ref 17777

Entrance via Oak framed Storm Porch with solid Oak entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation with Oak balustrade and glass inserts. Full height walk-in storage cupboard. Further walk-in cupboard housing boiler. Obscure double glazed window to the side aspect. Wood effect flooring. Under floor heating. Coving to plastered ceiling. Inset lighting. Oak doors to rooms.



### GROUND FLOOR SHOWER ROOM

WC with concealed cistern. Wall mounted wash hand basin with chrome mixer tap. Fully tiled double walk-in shower cubicle with thermostatic shower. Tiled floor. Under floor heating. Complimentary part tiled walls. Plastered ceiling. Inset spot lights.



### GROUND FLOOR BEDROOM 11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed window to the front aspect. Fitted wardrobes. Coving to plastered ceiling. Under floor heating.

### LOUNGE/DINER 20' 10" x 16' 7" (6.35m x 5.05m)

Double glazed custom fitted sliding doors providing complete open access to rear garden. Wood effect flooring. Under floor heating. Plastered ceiling. Feature inset LED lighting. Door to



### KITCHEN/BREAKFAST ROOM 20' 10" x 15' 8" (6.35m x 4.78m)

Double glazed window to the rear aspect. Two double glazed windows to the side aspect. Comprehensive range of modern Rotpunkt base and eye level units. Quartz work surfaces. Inset sink with Quartz drainer. Integrated twin electric ovens. Separate dual Induction hob. Concealed downdraught extractor. Tiled splash backs. Space for dish washer. Housing space for American style fridge/freezer. Wood effect Karndean flooring. Under floor heating. Plastered ceiling. Inset spot lights. Door to



### UTILITY ROOM 9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed door providing access to side. Base and eye level units. Space for appliances. Under floor heating.

## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed Velux window to the side aspect. Full height storage cupboard. Coving to plastered ceiling. Inset LED spot lighting.



### BEDROOM ONE 17' 2" max x 12' 11" max (5.23m x 3.94m)

Double glazed window to the front aspect. Built-in wardrobe. Coving to plastered ceiling. Radiator.



### EN SUITE

Double glazed Velux window to the side aspect. WC with low level cistern. Pedestal wash hand basin with chrome mixer tap. Panelled Jacuzzi bath with inset Jets, wall mounted chrome taps, shower over and full height glass shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



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

Double glazed window to the rear aspect. Coving to plastered ceiling. Inset spot lights. Radiator.



**BEDROOM FOUR 14' 5" x 9' 3" (4.39m x 2.82m)**

Double glazed window to the rear aspect. Walk-in fitted wardrobe. Plastered ceiling. Inset spot lights. Radiator.



**BEDROOM THREE 16' 6" x 9' 1" (5.03m x 2.77m)**

Double glazed window to the front aspect. Full height double door wardrobe. Coving to plastered ceiling. Inset spot lights. Radiator.



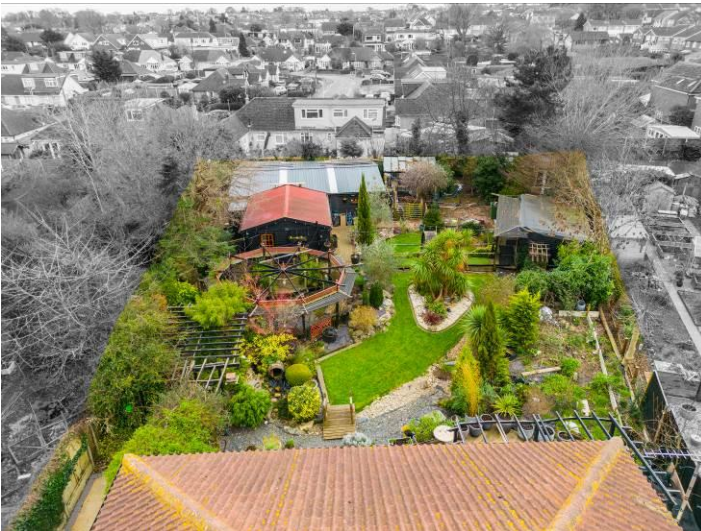
**FAMILY BATHROOM**

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall hung wash hand basin with chrome mixer tap and vanity storage below. Full tiled walk-in shower cubicle with thermostatic shower. Wood effect flooring. Feature tiled walls. Heated towel radiator.



## EXTERIOR

The **STUNNING REAR GARDEN** commences with raised decked area with pagoda and steps down to lawn with many individual features. Shingle borders and an array of flowers, shrubs and trees. Concealed pathway to the rear and a purpose built raised pond with pagoda and balustrade surround, feature bridge leading to **OFFICE/CABIN 15' 7" x 11' 8" (4.75m x 3.56m)** with double glazed French doors, power and lighting, internal door to kitchen area and separate WC. Further **OUTBUILDING, currently being used as office space, 15' 9" x 13' 9" (4.8m x 4.19m)** with sliding patio doors to front and side, power and lighting, kitchen area and WC. Spacious sideway leading to gate providing access to the front.



**LARGE POOL HOUSE 33' x 27' (10.06m x 8.23m)** with double glazed French doors, two double glazed windows, fully heated **SWIMMING POOL** with decked surround, large changing room with WC, wash hand basin and shower cubicle with electric shower.



The **FRONT** has own large sweeping driveway with resin bonded gravel drive, providing off-street parking for numerous vehicles.



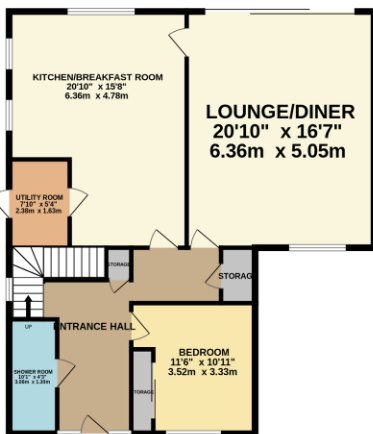
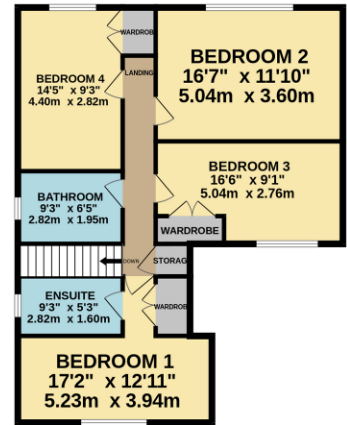
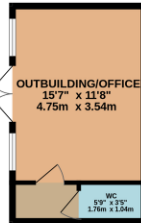
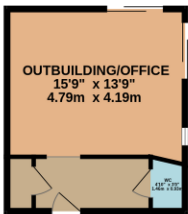
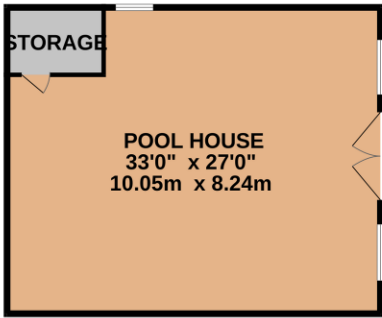
**Agents Note:**

*The vendor has advised that:*

*All Electric Vision Blinds are to remain;  
There are Solar Panels on the roof of the pool room which are owned outright.*

GROUND FLOOR  
2423 sq.ft. (225.1 sq.m.) approx.

1ST FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 3277 sq.ft. (304.4 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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