

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Glencrofts, Hockley, SS5 4GN



### Offers in the Region of: £675,000

Situated in the much sought after Glencrofts Development, and occupying one of the most enviable positions, is this stunning three bedroom detached family home offering luxury living accommodation throughout including large open plan lounge, kitchen/breakfast room, bedroom one with dressing room and en suite, two double bedrooms to the first floor and first floor bathroom. With large sweeping driveway, detached double garage and occupying a corner position with a tiered landscaped garden. Within walking distance to local shops, schools and mainline railway station.

EPC Rating: TBC. Council Tax Band: F.

Viewing highly recommended.

Our Ref: 19591.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via uPVC composite glazed entrance door to Entrance Hall.

### ENTRANCE HALL

Stairs to first floor accommodation. Full height storage cupboard. Engineered Oak flooring. Coving to plastered ceiling. Radiators.



### LOUNGE/DINER 27' 8" max x 19' 2" max (8.43m x 5.84m)

Double glazed window to front aspect. Custom fitted furniture providing media wall and further storage. Contemporary wall mounted ceramic, remote controlled gas fire. Engineered Oak flooring. Coving to plastered ceiling. Radiators.



### DINING AREA

Double glazed bi-fold doors providing access to rear garden. Double glazed full height windows to rear aspect. Vaulted ceiling.



**KITCHEN/BREAKFAST ROOM 13' 5" x 12' 8" (4.09m x 3.86m)**

Double glazed window to rear aspect. Door to Utility Room. A comprehensive range of modern high gloss wood effect base and eye level units incorporating Quartz work surface with inset one and a half sink drainer unit. Integrated twin electric oven. Separate Induction hob with extractor above. Centralised breakfast bar with Quartz work surface. Integrated wine cooler. Integrated fridge/freezer. Integrated dishwasher. Tiled floor. Coving to plastered ceiling with inset spotlighting. Radiator.



**UTILITY ROOM 7' 5" x 6' (2.26m x 1.83m)**

Double glazed door providing access to rear garden. Base and eye level units incorporating work surface with inset one and a half sink drainer unit. Space for washing machine and tumble dryer. Full height storage cupboard. Tiled flooring. Coving to plastered ceiling.



**GROUND FLOOR WC**

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with high gloss vanity storage below and WC with concealed cistern. Full height storage cupboard. Tiled flooring. Plastered ceiling. Heated towel radiator.



**GROUND FLOOR BEDROOM ONE 13' 1" x 12' 8"**  
**(3.99m x 3.86m)**

Double glazed window to front aspect. Door to en suite.  
Mirror fronted sliding glass doors providing access to  
dressing room. Coving to plastered ceiling. Radiator.



**DRESSING ROOM 8' 3" x 6' (2.51m x 1.83m)**

Inset lighting. Fully fitted for clothing, shelving and  
storage.



**EN SUITE**

Obscure double glazed window to side aspect. A three  
piece suite comprising WC with concealed cistern, inset  
wash hand basin with vanity storage below and tiled  
double walk in shower cubicle with thermostatic shower.  
Tiled floor with under floor heating. Tiled walls. Plastered  
ceiling. Heated towel radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Full height storage cupboard.



### BEDROOM TWO 14' 9" x 13' 5" (4.5m x 4.09m)

Double glazed window to rear aspect. Fitted wardrobes with sliding mirror fronted doors to one wall. Custom fitted desk/office furniture. Plastered ceiling. Radiator.



### BEDROOM THREE 14' 9" x 13' 1" (4.5m x 3.99m)

Double glazed window to side aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising WC with concealed cistern, inset wash hand basin with vanity storage below, panelled bath with shower over and full height glass screen. Tiled floor with under floor heating. Tiled walls. Plastered ceiling with inset spot lighting.



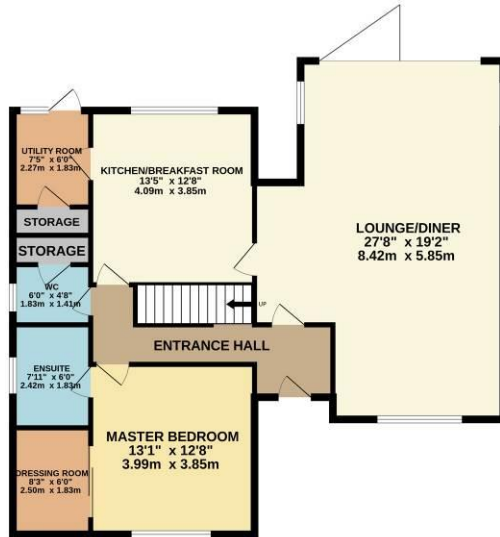
## EXTERIOR.

The property occupies a tiered corner position commencing with patio leading to garden. Laid to lawn sweeping around the property. Further side patio. Seclusion provided by mature tree and shrub borders. SHED to remain. Wrought iron railings and privacy hedging with steps down to side path way leading to gate providing access front and Garage.

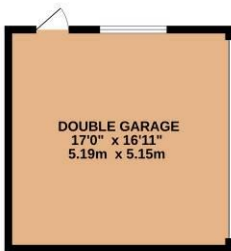
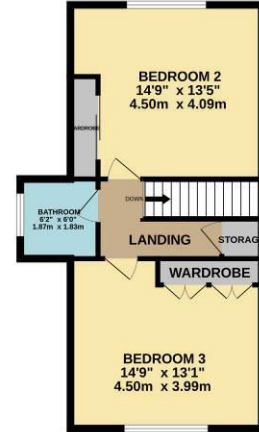


The **FRONT** has a large sweeping driveway providing off street parking for several vehicles, electric car charging point, leading to **DETACHED DOUBLE PITCHED ROOF GARAGE 17' x 17' (5.18m x 5.18m)** with power, lighting and own consumer unit.

GROUND FLOOR  
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 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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