

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Cherry Close, Hockley, SS5 5BG



Guide Price £475,000 - £500,000

Situated in a quiet cul-de-sac in a popular location is this well presented four bedroom semi-detached family home benefiting from having ground and first floor shower rooms, spacious entrance hall, open plan kitchen/dining room, driveway providing off-street parking and attached garage.

**NO ONWARD CHAIN.**

Viewing advised.

Council Tax Band:D. EPC Rating:D. Our Ref 19508

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Entrance via double glazed entrance door to **ENTRANCE HALL 17' 2" max x 19' 5" max (5.23m x 5.92m)**

Double glazed window to the front aspect. Door to Garage. Stairs to first floor accommodation. Wood flooring. Plastered ceiling. Two radiators.



**LOUNGE 15' 6" x 11' 10" (4.72m x 3.61m)**

Double glazed window to the front aspect. Feature fireplace with log burner. Plastered ceiling. Radiator.



**KITCHEN 13' 1" x 8' 2" (3.99m x 2.49m)**

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Range of high gloss base and eye level units. Granite effect work surfaces. Inset sink drainer unit with mixer tap. Integrated oven. Inset gas hob with wall mounted extractor fan above. Tiled splash backs. Integrated dish washer. Island unit incorporating integrated wine cooler and providing storage and seating space for two stools. Tiled floor. Plastered ceiling. Open plan to



**MODERN FITTED GROUND FLOOR SHOWER ROOM**

Obscure double glazed window to the rear aspect. WC with low level cistern. Circular table top wash hand basin with mixer tap and wood vanity storage unit below with wood top. Tiled shower enclosure with Rainfall shower head. Wood flooring. Part panelled walls. Plastered ceiling. Inset spot lights. Radiator.



### **DINING ROOM 12' 6" x 9' 10" (3.81m x 3m)**

Double glazed window to the side aspect. Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Tiled floor. Plastered ceiling.



### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Glass balustrade. Plastered ceiling. Access to loft with loft ladder.

### **BEDROOM ONE 14' 7" x 10' 9" (4.44m x 3.28m)**

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



### **BEDROOM TWO 10' 9" x 10' 5" (3.28m x 3.18m)**

Double glazed window to the front aspect. Plastered ceiling. Radiator.



### **BEDROOM THREE 14' 3" x 8' (4.34m x 2.44m)**

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



### BEDROOM FOUR 10' 9" x 8' (3.28m x 2.44m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



### SHOWER ROOM 10' 4" x 6' 4" (3.15m x 1.93m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with mixer tap and vanity storage below. Walk-in shower enclosure with Rainfall shower head. Tiled floor. Tiled walls. Plastered ceiling.

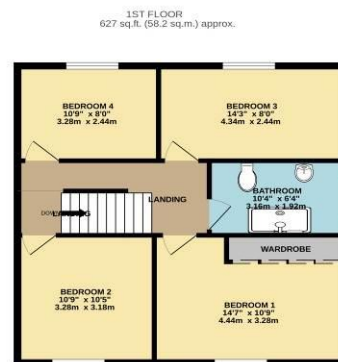


### EXTERIOR

The **REAR GARDEN** commences with patio area leading to Artificial lawn. Raised flower beds. Raised area to the rear with Pizza oven and BBQ. **SHED** to remain. Exterior water tap. Exterior power points. Security lights. Gate providing access to the front.



The **FRONT** has lawn area, block paved pathway to entrance door and own slate driveway providing off-street parking leading to **ATTACHED GARAGE** with Up & Over door, power and lighting.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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