

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Nib Kitt, Wellington Avenue, Hullbridge, SS5 6DT



**Guide Price:**  
**£700,000 - £750,000**

Situated in a perfect location, flanking Rayleigh Golf Course, and on a large plot measuring approximately 185ft deep by approx 70ft wide, is this immaculate three good size bedroom detached bungalow benefiting from having walk-in wardrobe to the master bedroom, large kitchen/breakfast room, separate utility room, spacious lounge, modern fitted bathroom, separate WC, car port, own driveway providing off street parking for several vehicles accessed via electric wrought iron gates.

**NO ONWARD CHAIN.**

Council Tax Band: D. EPC Rating: tbc. Ref 20113

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

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Entrance via double glazed entrance door to

### SPACIOUS ENTRANCE HALL

Double door storage cupboard. Wood effect flooring. Coving to plastered ceiling. Skylight. Radiator.



### UTILITY ROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Double glazed window to the front aspect. Base and eye level units. Work surfaces. Inset circular sink. Space for washing machine. Space for tumble dryer. Wood effect flooring. Access to loft.

### KITCHEN/BREAKFAST ROOM 18' x 15' 11" (5.49m x 4.85m)

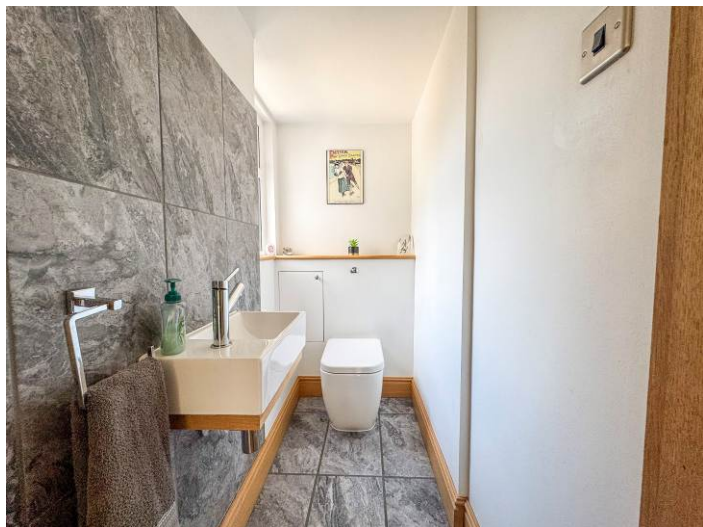
Double glazed window to the side aspect. Double glazed door providing access to the side. Comprehensive range of base and eye level units. Square edge work surfaces. Inset sink with mixer tap. Tiled splash backs. Integrated NEFF cooker. Inset NEFF Induction hob with extractor over. Integrated microwave. Space for American style fridge/freezer. Tiled effect flooring. Coving to plastered ceiling. Inset spot lights. Skylight.





### CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Wall mounted wash hand basin. Tiled floor. Part tiled walls.



### BEDROOM ONE 14' 3" x 13' 5" (4.34m x 4.09m)

Double glazed window to the rear aspect. Door to large **Walk-in Wardrobe**. Wood effect flooring. Coving to plastered ceiling. Radiator.



### LOUNGE 18' x 12' (5.49m x 3.66m)

Double glazed window to the side aspect. Double glazed French doors, with adjacent full height windows, providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Radiator.



**BEDROOM TWO 13' 5" x 11' 2" (4.09m x 3.4m)**

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Access to loft. Radiator.



**BEDROOM THREE 10' 8" x 9' 1" (3.25m x 2.77m)**

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



**SPACIOUS MODERN FITTED BATHROOM 13' 5" x 8' 6" (4.09m x 2.59m)**

Obscure double glazed window to the side aspect. WC with concealed cistern. Table top wash hand basin with vanity storage below. Free standing bath with floor mounted mixer tap and hand held shower attachment. Large walk-in shower enclosure. Tiled floor. Tiled walls. Coving to plastered ceiling. Inset spot lights. Chrome heated towel radiator.





## EXTERIOR

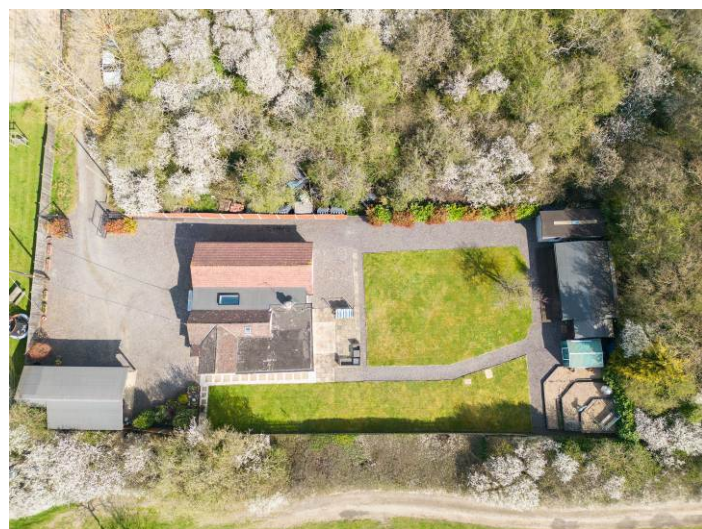
The **extensive, wrap around REAR GARDEN** measuring **approximately 100ft** flanking Rayleigh Golf Course commences with patio area leading to laid lawn and slate shingle pathway to stepped terrace seating area. **SUMMERHOUSE** to remain. **TWO SHEDS** to remain. Exterior tap.





The **FRONT** is accessed via wrought iron electric gates leading to slate/shingle driveway providing off-street parking for numerous vehicles leading to **CAR PORT** with **STORAGE** and to the rear of the property.

The overall plot size is approximately 185ft deep by approximately 70ft wide, with the rear garden measuring approximately 100ft.

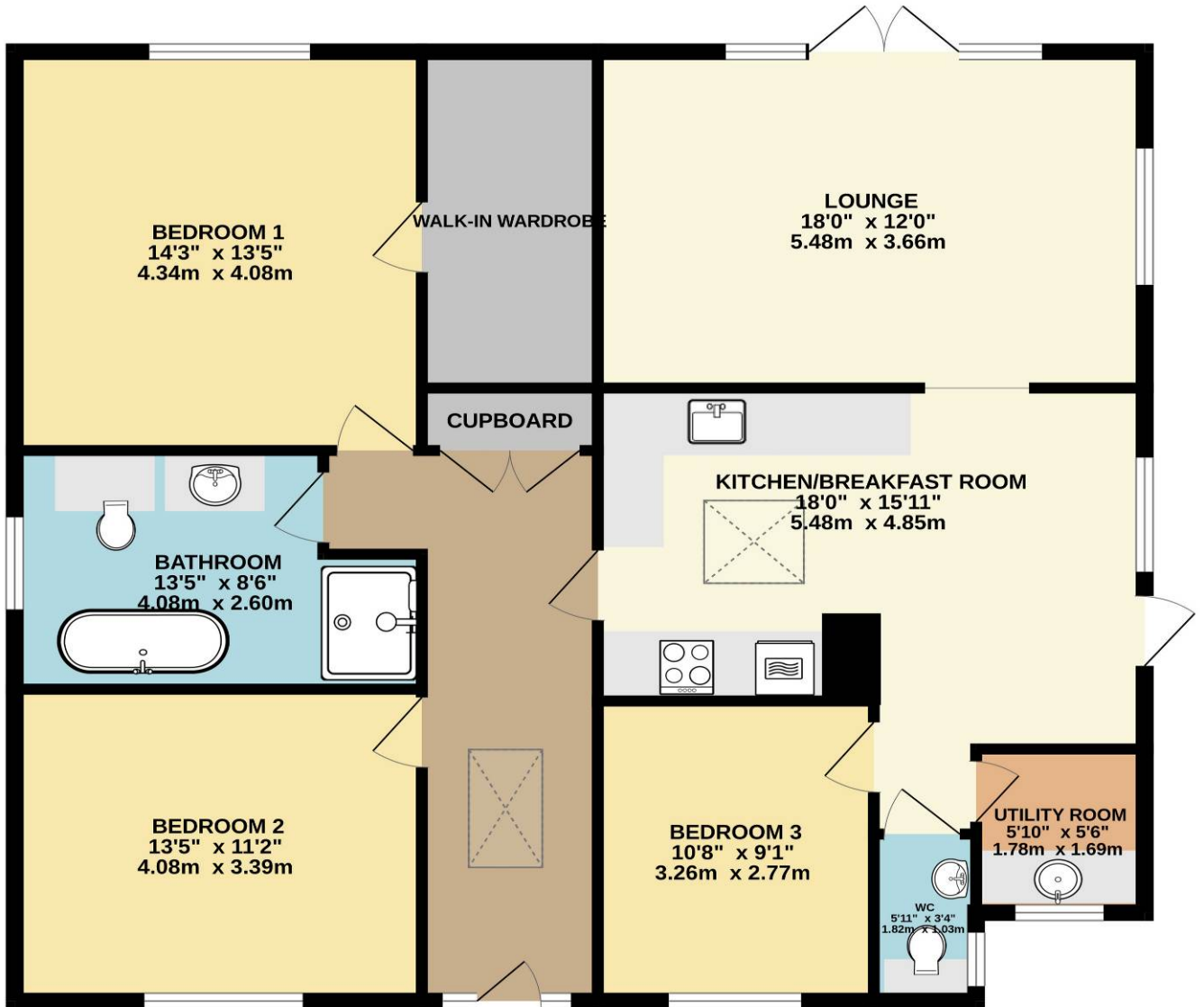


**Agents Note:**

*The vendors have advised -  
the property has CCTV cameras;  
the property has a Septic Tank*



GROUND FLOOR  
1234 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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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