

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

38 Augusta Drive, Hockley, SS5 4FY



Guide Price:
£950,000 - £1,000,000

Situated in the popular Bullwood Hall Development at the end of a cul de sac, is this immaculately presented five bedroom detached family home with a 70ft by 70ft south east facing rear garden, large kitchen/lounge/diner, separate lounge, sitting room, utility room and five good size bedrooms. Boasting several impressive features including open galleried landing and views overlooking fields. Externally there is a double garage and plenty of off street parking. Viewing highly recommended.

Council Tax Band: G. EPC Rating: B. Our Ref: 19781.

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Accommodation comprises:

Entrance under **STORM PORCH** via a composite entrance door with uPVC double glazed windows to side leading to entrance hall.

IMPRESSIVE ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Storage cupboard. Doors to lounge, sitting room, wc and kitchen/lounge/diner. Amtico style wood effect flooring. Plastered ceiling.



LOUNGE 19' 4" x 16' 8" (5.89m x 5.08m)

uPVC double glazed bay window to front aspect. uPVC double glazed window to side aspect. Feature log burner. Storage cupboard. Radiators. Plastered ceiling. Door to kitchen/lounge/diner.



OPEN PLAN KITCHEN/LOUNGE/DINER 38' 5" x 20' 1" (11.71m x 6.12m)

Two uPVC double glazed windows to rear aspect. uPVC double glazed bi folding doors providing access to rear garden. A comprehensive range of modern base and eye level units incorporating granite work surface with inset sink drainer unit with mixer tap. AEG double oven. AEG gas hob with extractor fan. Integrated Bosch dishwasher. Integrated AEG fridge freezer. Integrated Blomberg larder fridge. Continuation of Amtico style wood effect flooring. Plastered ceiling with downlights. Door to utility room.





SITTING ROOM 12' 11" x 8' 7" (3.94m x 2.62m)
uPVC double glazed window to front aspect. Radiator. Wood effect laminate flooring. Plastered ceiling.



GROUND FLOOR WC
A two piece suite comprising inset sink with vanity storage below and close coupled wc. Wood effect laminate flooring. Tiling around sink and wc. Radiator. Plastered ceiling.



UTILITY ROOM 8' 10" x 6' 2" (2.69m x 1.88m)
uPVC double glazed door providing access to rear garden. A range of modern base and eye level units incorporating work surface with stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Worcester boiler. Radiator. Plastered ceiling. Wood effect laminate flooring.



FIRST FLOOR GALLIERED LANDING

Doors to all bedrooms and bathroom. Double storage cupboard.



DRESSING ROOM 7' 2" x 6' 6" (2.18m x 1.98m)

A range of floor to ceiling fitted wardrobes.



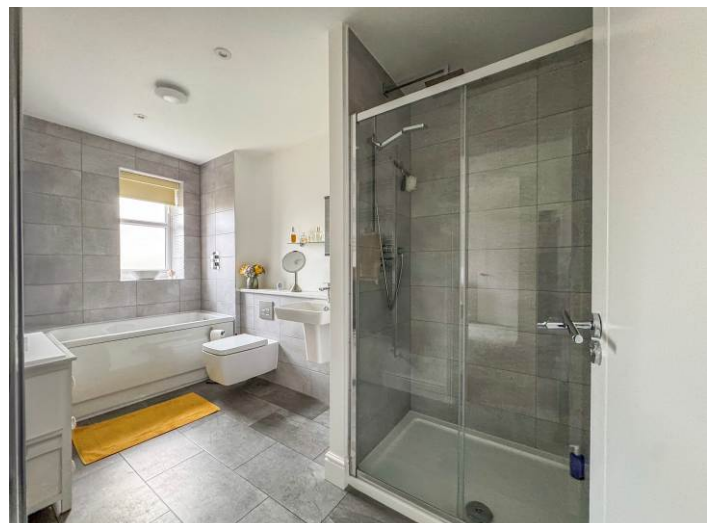
MASTER BEDROOM 12' 10" x 12' 10" (3.91m x 3.91m)

Two uPVC double glazed windows to rear aspect. Radiator. Plastered ceiling. Door to en suite. Door to dressing room.



EN SUITE

Obscure uPVC double glazed window to rear aspect. A four piece suite comprising panelled bath, shower, wall hung wash hand basin and close coupled wc. Towel rail radiator. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM TWO 14' 11" x 10' 8" (4.55m x 3.25m)

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising shower, wall hung wash hand basin and close coupled wc. Towel rail radiator. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM THREE 12' 11" x 10' 9" (3.94m x 3.28m)

uPVC double glazed window to front aspect with amazing views over fields. Built in wardrobes. Radiator. Plastered ceiling.



BEDROOM FOUR 12' 9" x 10' 9" (3.89m x 3.28m)

uPVC double glazed window to front aspect with amazing views over fields. Radiator. Plastered ceiling.



BEDROOM FIVE 13' 1" x 8' 10" (3.99m x 2.69m)

Small uPVC double glazed window to front aspect with amazing views over fields. Built in wardrobes. Radiator. Plastered ceiling with downlights.



BATHROOM 12' x 11' 9" (3.66m x 3.58m)

Obscure uPVC double glazed window to side aspect. A four piece suite comprising panelled bath, shower, wall hung wash hand basin and close coupled wc. Towel rail. Part tiled walls. Plastered ceiling with downlights.



EXTERIOR.

The **REAR GARDEN** is south east facing measuring 70ft x 70ft (21.34m x 21.34m) having recently been professionally landscaped commencing with patio area. Laid to lawn. Pathway to rear of garden. Raised flower beds to one side. Shed to remain. Raised patio area to rear of garden and further raised flower beds. External power point. Exterior tap. Gate providing access to front.





The **FRONT** has a **DOUBLE GARAGE** to the side of the property with block paved driveway providing off street parking for three/four vehicles. Electric car charging point. External power point. Pathway to entrance door with flower beds on either side. The property benefits from fabulous views of open fields to the front.



Agents Note:

*The roads on the development are fully block paved with off street parking for visitors.
£50 per month is payable for maintenance of the communal areas.*

LOUNGE
19'4" x 16'8"
5.90m x 5.07m

HALL
17'

SITTING ROOM
12'11" x 8'7"
3.94m x 2.61m

UTILITY ROOM
8'10" x 6'2"
2.66m x 1.88m

KITCHEN/DINING ROOM
38'5" x 20'1"
11.71m x 6.11m

STAIRS
UPWARD
DOWNWARD

STORAGE

UPWARD
DOWNWARD

The floor plan shows a central staircase with an upward arrow. Surrounding the staircase are five bedrooms and a bathroom. Bedroom 5 is at the top, connected to the staircase by a narrow hallway. Bedroom 4 is to the left of the staircase, containing a wardrobe and a dressing room. Bedroom 3 is to the right of the staircase, containing a bathroom. Bedroom 2 is at the bottom right, and the Master Bedroom is at the bottom left, containing a private terrace. Dimensions are provided in feet and inches and meters.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 5	13'1" x 8'10"	4.00m x 2.70m
Bedroom 4	12'9" x 10'9"	3.88m x 3.27m
Bedroom 3	12'11" x 10'9"	3.93m x 3.27m
Bedroom 2	14'11" x 10'8"	4.55m x 3.24m
Master Bedroom	12'10" x 12'10"	3.92m x 3.92m
Bathroom	12'9" x 11'9"	3.66m x 3.58m
Dressing Room	7'2" x 4'6"	2.18m x 1.36m
Private Terrace	12'0" x 9'5"	3.66m x 2.90m

DOUBLE GARAGE
19'10" x 19'8"
6.03m x 6.01m

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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