

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ricbra, Lower Road, Hockley, SS5 5NL



Guide Price £900,000 - £925,000

We are privileged to bring to the market this four bedroom detached property built in 2023, situated in a semi-rural location offering far reaching views across open fields to both rear and front aspects, and benefiting from having luxury modern living accommodation with large open plan kitchen/breakfast/family room with bi-fold doors overlooking the substantial rear garden and open fields, ground floor bedroom with en suite, en suite to master bedroom and own large driveway providing off-street parking for several vehicles. Within a short drive to mainline railway station, shops and schools.

Council Tax Band: F. EPC Rating: D.

Ref 20194

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Entrance via composite glazed entrance door to

SPACIOUS ENTRANCE HALL

Two full height double glazed windows to the front aspect with vaulted double glazed window above. Stairs to first floor accommodation with Oak handrail and glass balustrade. Under stairs storage cupboard. Tiled floor. Under floor heating. Coving to plastered ceiling. Inset spot lights. Oak doors to all rooms.



GROUND FLOOR CLOAKROOM / WC

WC with low level cistern. Wash hand basin.

LARGE OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM 26' 10" x 17' (8.18m x 5.18m)

Double opening glazed doors from Entrance Hall. Comprehensive range of modern Shaker style base and eye level units. Quartz work surfaces. Butler sink. Inset microwave. Integrated dish washer. Integrated fridge/freezer. Integrated wine cooler. Island incorporating Integrated twin electric ovens and inset Induction hob with inset pop-up extractor, base units, built in electrical sockets and Breakfast Bar. Wood effect tiled floor. Under floor heating. Coving to plastered ceiling. Inset spot lights. Inset ceiling media speakers offering surround sound. Open plan through to Dining Area.



DINING AREA 21' 2" x 13' 1" (6.45m x 3.99m)

Double glazed bi-fold doors to the side aspect. Double glazed bi-fold doors to the rear garden and overlooking open fields. Wood effect tiled floor. Under floor heating. Coving to plastered ceiling. Inset spot lights. Inset ceiling media speakers.



STUDY 13' 1" x 11' 10" (3.99m x 3.61m)

Double glazed window to the side aspect. Built-in media/storage cupboard. Coving to plastered ceiling. Radiator.



UTILITY ROOM 13' 1" x 5' 2" (3.99m x 1.57m)

Double glazed window to the rear aspect. Double glazed door providing access to rear. Base and eye level units. Quartz work surfaces. Butler sink. Space for American style fridge/freezer. Space for appliances. Tiled effect floor. Coving to plastered ceiling. Inset spot lights. Chrome heated towel radiator.



LOUNGE 13' 4" x 12' 8" (4.06m x 3.86m)

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



GROUND FLOOR BEDROOM TWO 12' 6" x 12' (3.81m x 3.66m)

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



EN SUITE

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Wood effect tiled floor. Part tiled walls. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

GALLARIED LANDING

Double glazed window to the front aspect. Large storage cupboard. Coving to plastered ceiling. Inset spot lights. Radiator.



BEDROOM ONE 16' 11" max x 12' 1" max (5.16m x 3.68m)

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



DRESSING ROOM 10' 8" x 9' 1" (3.25m x 2.77m)

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



BEDROOM THREE 15' x 12' 6" (4.57m x 3.81m)

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



LARGE EN SUITE BATHROOM 12' 1" x 8' 8" (3.68m x 2.64m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Free standing bath with central chrome mixer tap and telephone hand set shower attachment. Fully tiled walk-in shower area with thermostatic shower and Waterfall shower head. Contemporary tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Extractor fan. Chrome heated towel radiator.



BEDROOM FOUR 12' 6" x 11' 7" (3.81m x 3.53m)

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



FAMILY BATHROOM 11' 9" x 8' 8" (3.58m x 2.64m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Free standing bath with central chrome mixer tap and telephone hand set shower attachment. Fully tiled walk-in shower area with thermostatic shower and Waterfall shower head. Contemporary tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Extractor fan. Chrome heated towel radiator.



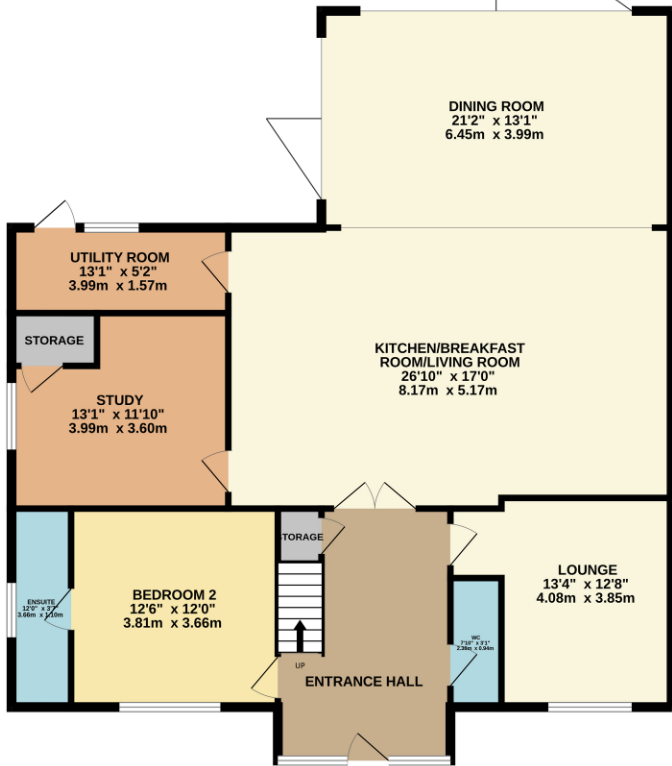
EXTERIOR

The **SUBSTANTIAL REAR GARDEN** measures approximately 90' in depth x 40' width (27.43m x 12.19m) and commences with paved patio with steps down to laid lawn overlooking stunning views across open fields. Gate to side providing access to the front.

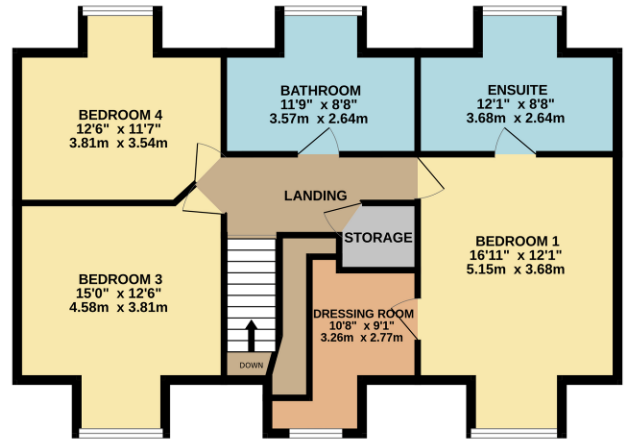


The **FRONT** has lawn areas and own large block paved driveway providing off-street parking for several vehicles.

GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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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