

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## 30 Sunnyfield Gardens, Hockley, SS5 4SL



**£425,000**

Situated in the heart of Hockley just off Folly Lane is this well presented three double bedroom semi detached house with versatile open plan living accommodation to ground floor, modern fitted kitchen/breakfast room, modern bathroom, conservatory, ground floor wc, rear garden measuring approx 40ft, driveway and garage. Within walking distance to the excellent Hockley Primary School, Hockley woods and local shops.

Offered with no onward chain.

Council Tax Band: D. EPC Rating: D. Our Ref: 20300.

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

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Door to ground floor wc and entrance hall.

#### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and vanity storage and back to wall wc. Radiator. Tiled walls. Tiled flooring. Plastered ceiling.



#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting.



#### LOUNGE 15' 4" x 14' 2" (4.67m x 4.32m)

Double glazed semi-bay window to front aspect. Radiator. Wood effect flooring. Plastered ceiling. Open plan through to kitchen/breakfast room.



#### KITCHEN/BREAKFAST ROOM 24' 8" x 9' 4" (7.52m x 2.84m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. Patio doors providing access to conservatory.

#### KITCHEN AREA

A comprehensive range of modern high gloss Shaker style base and eye level units incorporating work surface with inset sink drainer unit. Integrated electric oven. Electric hob with stainless steel extractor above. Feature brick tiled splashbacks. Space and plumbing for appliances. Tiled flooring. Plastered ceiling with inset spotlighting. Open plan through to dining area.





### DINING AREA

Patio doors providing access to conservatory. Radiator. Wood effect flooring. Coving to plastered ceiling.



### BEDROOM ONE 15' 6" x 12' 1" (4.72m x 3.68m)

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



### CONSERVATORY 10' 5" x 8' 6" (3.18m x 2.59m)

Double glazed patio doors providing access to rear garden. Wood effect flooring.



### BEDROOM TWO 12' 2" x 9' 4" (3.71m x 2.84m)

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



### GALLERIED FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.





**BEDROOM THREE 11' 3" x 9' 4" (3.43m x 2.84m)**

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



**BATHROOM**

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with shower over and full height glass shower screen, pedestal wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



**EXTERIOR.**

The **REAR GARDEN** measures approximately 45ft (13.72m) commencing with patio area with steps up to garden. Laid to lawn. Further slate patio area to the rear providing outdoor seating area. Door to garage.



The **FRONT** has own driveway providing off street parking leading to **ATTACHED GARAGE** with up and over door. Lawn area.

