

6 Spruce Drive, Hawkwell, Hockley, SS5 4FR
Guide Price £825,000

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Estate Agents



Guide Price £825,000 - £875,000*

Bear Estate Agents are pleased to market Spruce Drive, Hockley; this beautifully presented detached house boasts a perfect blend of space, style, and functionality. Boasting six generous bedrooms, two with ensuite facilities, it provides an ideal setting for families seeking comfort and privacy.

The property features three elegant reception rooms, offering versatile living and entertaining spaces. The open-plan kitchen diner serves as the heart of the home, perfect for family gatherings and social occasions, while a utility room and downstairs WC enhance everyday convenience.

Externally, the home benefits from a double garage and gated off-street parking, providing secure and accessible accommodation for vehicles. The bedrooms are well-proportioned to suit a variety of needs, and the study offers a quiet space for work or reading.

Set within a peaceful and desirable neighbourhood, this home combines generous living areas, ample bedroom space, and thoughtful amenities, making it a rare find in today's market. An exceptional family home that must be viewed to be fully appreciated.

Entrance Hall

Smooth ceiling with centre ceiling light, power points, wall mounted radiator and Amtico flooring throughout.

Cloakroom

Fitted with a contemporary white suite including low level WC and pedestal wash hand basin with tiled splashback. Finished with Amtico flooring, radiator and extractor fan.

Lounge

17'0 x 14'4

Double glazed bay and side windows, French doors to Orangery with glazed panels, feature fireplace, radiator, power, carpeted flooring throughout, TV and telephone points.

Orangery

16'7 x 11'0

Double glazed UPVC French doors and side windows, roof lantern with pelmet lighting, feature fireplace, power and TV points.

Study

10'10 x 9'0

Front-facing double glazed bay window, radiator, power and telephone points.

Kitchen / Breakfast Room

Dual aspect room with bay window to front and side window. Contemporary white kitchen with eye and base level units, rolled edge worktops, breakfast bar, inset sink, six ring gas hob with extractor, glass splashbacks, tiled floor, wine rack, integrated dishwasher, power and TV points.

Utility Room

7'0 x 6'1

Utility space with rear door access, fitted cupboards to complement the kitchen, work surfaces, stainless steel sink and drainer, plumbing for washing machine, provision for tumble dryer, tiled flooring, radiator and power sockets.

First Floor Landing

Carpeted flooring throughout, UPVC double glazed window to the side, airing cupboard, wall mounted radiator, power points and stairs to second floor accommodation.

Bedroom One

17'4 x 14'1

UPVC double glazed windows to both side elevations, fitted wardrobes spanning one wall, radiator, power sockets and TV point.

Ensuite Shower Room

Modern bathroom with rear facing UPVC double glazed window, stylish white suite including a generous shower enclosure with glazed sliding doors, pedestal wash basin and low level WC. Finished with tiled splashbacks, shaver point, extractor fan, tiled flooring and a heated towel rail.

Bedroom Two

13'4 x 9'0

UPVC double glazed windows to front aspect, fitted wardrobes spanning one wall, radiator, power sockets and TV point.

Bedroom Three

12'2 x 10'10

UPVC double glazed windows to the rear, fitted wardrobes spanning one wall, radiator, power sockets and TV point.

Bedroom Four

10'6 x 8'7

UPVC double glazed windows to the front, fitted wardrobes spanning one wall, radiator, power sockets and TV point.

Family Bathroom

Front facing UPVC double glazed window, presented with a white suite comprising panelled bath, separate shower enclosure, pedestal wash basin and low level WC. Enhanced by tiled splashbacks, co-ordinating tiled flooring and a heated towel rail.

Second Floor Landing

Carpeted flooring throughout, UPVC double glazed window and storage cupboard.

Bedroom Five

15'9 x 11'8

Front and rear double glazed windows with views over communal gardens and play area, fitted wardrobes, radiator, power and TV points.

Ensuite

Front-facing skylight window. Fitted with a white suite comprising panelled bath, low level WC and pedestal wash hand basin. Finished with part-tiled walls, tiled flooring and heated towel rail.

Bedroom Six

12'9 x 9'5

Side-facing skylight window, fitted storage cupboard, radiator, carpeted flooring throughout, power sockets and TV point





Exterior

The property features well-established gardens with evergreen shrub borders, retaining boundary fencing, lawns and patios, complemented by raised planters, outdoor lighting, water taps and power points. There are two storage sheds and a summer house, both with lighting and power, as well as an undercover patio area perfect for entertaining. The front garden is equally appealing, with mature shrub borders, boundary railings and electrically operated double gates providing access to the driveway.

Detached Double Garage

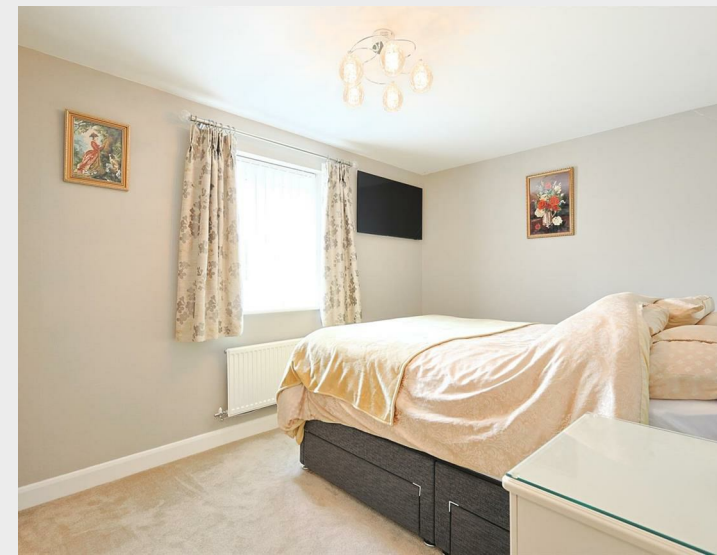
Block paved drive with off street parking and access to the garage.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - G



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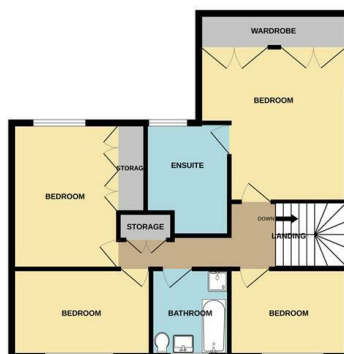
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GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



2ND FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	