



* GUIDE PRICE OF £675,000 - £700,000 * DOUBLE GARAGE * PARKING *

Bear Estate Agents are pleased to bring to the market this stunning recently built four bedroom detached family home in a peaceful modern development. This vast plot externally benefits two front courtyards, side courtyard, south facing rear garden, storage areas, parking and a double garage. To the inside there is four double bedrooms, en-suite to master, main bathroom, huge loft, snug/office, guest WC, separate lounge, open plan kitchen/diner and utility room. This property has been kept to an excellent standard throughout and viewings are highly advised.

- Excellent School Catchments
- Double Detached Garage with Power with Large Loft
- Sizeable Lounge with a Bay Window
- Utility Room and Ground Floor Cloakroom
- Four Bedrooms and Two Bathrooms
- Off-Street Parking for Four
- Laid to Lawn Garden with Side Access and a Patio
- Large Open Plan Kitchen/Diner
- Downstairs Study/Bedroom

Christmas Tree Crescent

Hockley

£675,000

Guide Price



Christmas Tree Crescent



Entrance Hall

Smooth ceilings with centre ceiling light, Amtico floors throughout, built-in storage, radiator, stairs to the first floor and doors to:

Lounge

16'3 x 15'2

Smooth ceilings with centre ceiling light, double glazed window to the rear aspect, double glazed bay window to the side aspect, fitted blinds throughout, double glazed French doors to the side aspect opening onto the garden.

Kitchen/Diner

20'0 x 12'0

Smooth ceilings with centre ceiling light and spotlights, Amtico floors throughout, double glazed windows to the front and rear aspects with fitted blinds, wall and base units with rolled edge worktops, inset one and a half sink with a drainer and mixer taps, six ring gas hob with an extractor fan above, splashbacks, integrated double oven, integrated fridge/freezer and a radiator. Door to:

Utility Room

6'5 x 4'10

Amtico flooring throughout, base level units with rolled edge worktops, space for a washing machine and tumble dryer and a double glazed door opening onto the garden.

Study

8'0 x 7'5

Smooth ceilings with centre ceiling light, double glazed window to the front aspect with fitted blinds and a radiator.

Guest WC

Smooth ceilings with centre ceiling light, Amtico floors throughout, pedestal sink with mixer taps, dual flush WC and a radiator. Potential to add a shower as the developer previously installed drainage.

Landing

Smooth ceilings with centre ceiling lights, double glazed window to the side aspect with fitted blinds, loft access, built-in storage, access to the mega flow system, radiator and doors to:

Bedroom One

16'7 x 12'2

Smooth ceilings with centre ceiling light, double glazed windows to the side aspects with fitted blinds, built-in wardrobes, radiator and door to:

En-Suite

Smooth ceilings with centre ceiling light, Amtico floors throughout, part tiled wall surround, obscure double glazed window to the side aspect with fitted blinds, pedestal sink with a mixer tap, dual flush WC, walk-in shower with a handheld shower attachment and rainfall shower above, extractor fan and a heated towel rail.

Bedroom Two

11'1 x 10'0

Smooth ceilings with centre ceiling light, double glazed window to the front aspect with fitted blinds, built-in wardrobes and a radiator.

Bedroom Three

13'2 x 8'4

Smooth ceilings with centre ceiling light, double glazed windows to the front aspect with fitted blinds, potential for built-in wardrobes and a radiator.

Bedroom Four

10'8 x 7'6

Smooth ceilings with centre ceiling light, double glazed window to the rear aspect with fitted blinds and a radiator.

Bathroom

Smooth ceilings with centre ceiling light, obscure window to the rear aspect with fitted blinds, Amtico floors throughout, pedestal sink with mixer tap, dual flush WC, panelled bath, walk-in shower with a wall-mounted shower attachment, extractor fan and a heated towel rail.

South Facing Garden

Mostly laid to lawn, paved patio area and side access, storage area. Access to front.

Double Garage

Detached, two up and over doors, power and lighting.

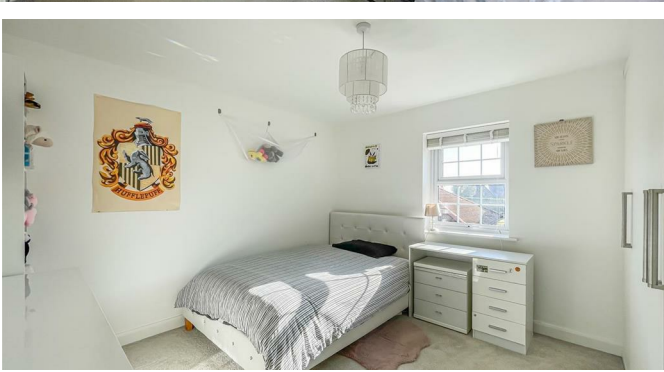
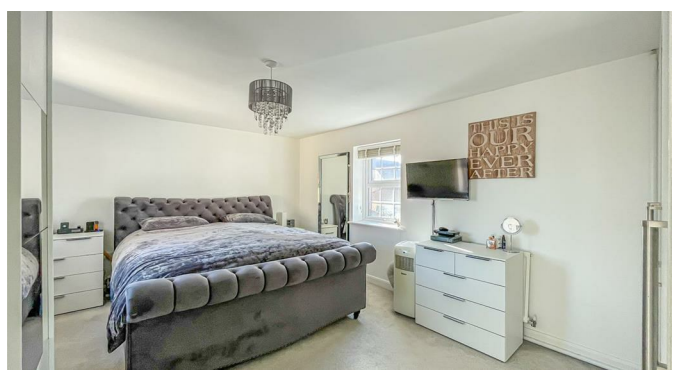
Exterior Front

To the front there are two courtyards with one to the side. There is parking for 3/4 cars. Excellent extension potential to side (STPC)

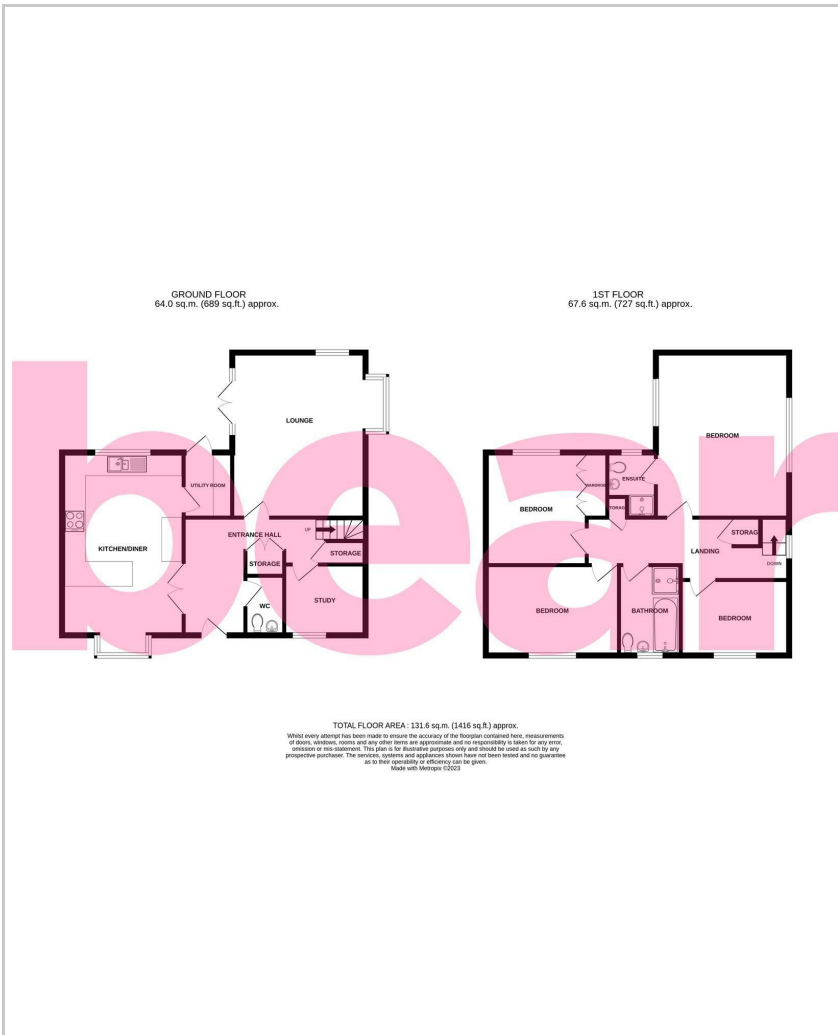
Agents Note

EPC: B

Council Tax: G



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

