



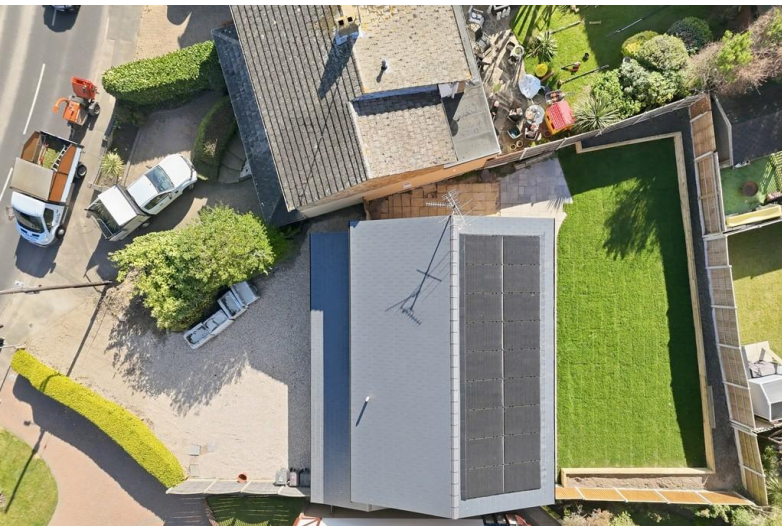
Folly Lane Hockley

- FOUR BEDROOMS WITH EN SUITE MASTER
- 36'3 X 23'9 LIVING ROOM
- BESPOKE LUXURY KITCHEN
- FAMILY BATHROOM WITH BATH AND DOUBLE SHOWER



Guide Price £900,000

Sitting in one of the most desired locations this completely refurbished stunning four bedroom home just has everything ! South backing garden en suite master bedroom with a massive dressing room. Beautiful bespoke kitchen & open plan living 36'3 x 23'9. Solar panels and so much more.





AGENTS NOTES

The property has undergone full restoration back to brick, along with new ceilings, stud walls upstairs, plus at least half of the joists have been replaced. Three additional steels have been added on the request of building regulations and full building regulation certificates are available. The property has been rewired throughout, along with new plumbing, the garden has also been landscaped.

Solar panels 18 plus carefully integrated into the new roof at the rear with two storage batteries located in the garage. Newly fitted electric car charger.

Just a short stroll to Hockley Woods and the Bull Pub and within easy reach of Hockley's vibrant Village and the main line Station to Liverpool Street.

: New windows and doors.

: Underfloor heating throughout the ground floor level.

: Quartz work tops in the kitchen, bathroom and en suite.

: Fibre optic cable for internet.

: Driveway for 7 vehicles.

: New stairs.

; New roof timbers & tiles.

: New guttering & fascia's.

: Six outside LED lights around the back of house in garden.

: Electric garage door.

: Two electric eye level ovens & hob.

: Double upright integrated separate fridge & freezer.

HALL

This inviting tiled hallway offers plenty of storage cupboards for coats and every day appliances with stairs leading to the first floor featuring four double bedrooms and bathroom as well as an en suite master and huge walk in dressing room.

CLOAKROOM

Newly fitted with contemporary suite and quartz tops.

LIVING ROOM

23' 9" x 11' 6" (7.24m x 3.51m) The interior design on this impressive home gives way to open plan living and it works so well.

With tiled flooring and underfloor heating extending to the whole ground floor. Plenty of light with new double glazed windows and patio doors throughout the home.

KITCHEN/DINER

36' 3" x 12' 2" (11.05m x 3.71m) Considerable thought has gone into designing a beautiful bespoke kitchen with integrated appliances and two eye level ovens. There are quartz work tops throughout and a fantastic island unit with matching quartz work tops. Tiled flooring with underfloor heating [don't forget the entire back roof is solar panelled].

Flooded with light from the two double glazed windows and sliding patio doors to the garden.

UTILITY ROOM

7' 2" x 5' 2" (2.18m x 1.57m) Just off the kitchen is the separate utility room with work surface area and washing machine.

LANDING

New carpets throughout the first floor and doors opening to four double bedrooms

BEDROOM/DRESSING ROOM/EN SUITE

13' 7" x 11' 7" (4.14m x 3.53m) Large double bedroom on a southerly aspect with a door to the very large walk in dressing room which then offers a stylish double shower en suite.

DRESSING ROOM

9' 9" x 8' 0" (2.97m x 2.44m) Everything you might wish for a huge walk in dressing room with natural light.

ENSUITE

Generous sized en suite with double shower cubicle W.C. and modern wash basin.

BEDROOM

11' 10" x 12' 2" (3.61m x 3.71m) Yet another double bedroom as are they all.



BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m) Further double family bedroom.

BEDROOM

11' 7" x 9' 2" (3.53m x 2.79m) No disappointment in the size of this fourth bedroom.

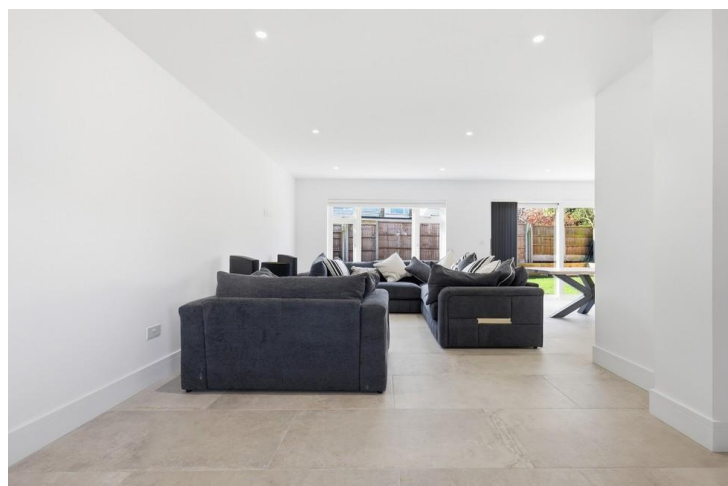
BATHROOM

Exceptionally well fitted family bathroom with both double shower cubicle & separate bath along with W.C. and modern contemporary wash basin. No expense spared with luxury tiling and fittings.

DOUBLE GARAGE

16' 2" x 16' 5" (4.93m x 5m) Newly installed electric garage door with full power & lighting, access to the main property through the utility room.

Also housing the batteries for the solar heating and controls.









GARDEN

Newly turfed with flower and shrub bed retaining sleepers along with a fantastic patio area and outside lighting.

FRONT DRIVEWAY

There is plenty of off road parking for the largest of families with access to the integral garage, including a newly fitted electric car charger.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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