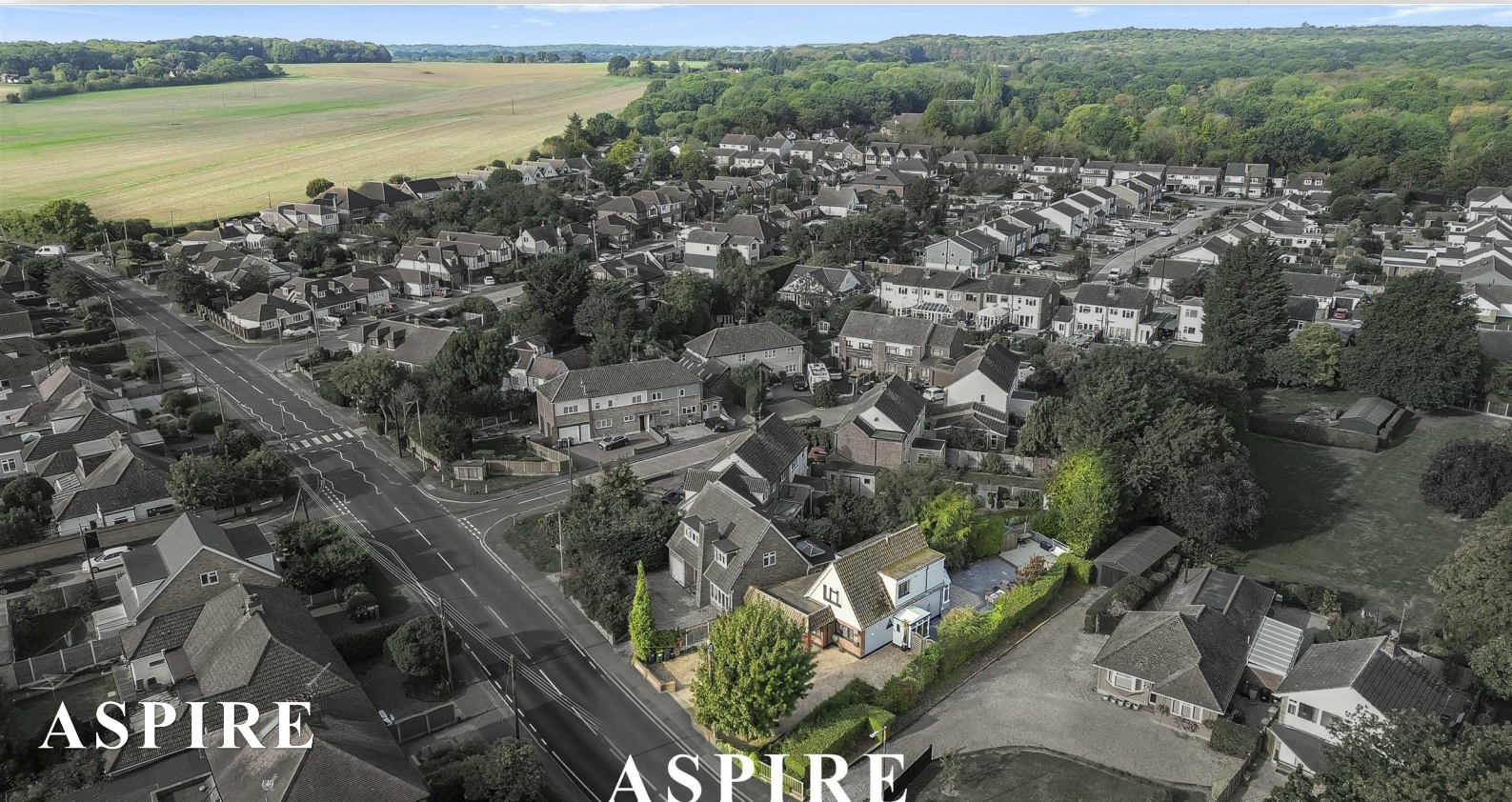


***To arrange a viewing contact us
today on 01268 777400***



Main Road, Hockley Guide price £500,000

GUIDE PRICE £500,000 - £550,000

A substantial and beautifully positioned three-bedroom detached family home, occupying a generous plot in the heart of Hawkwell, with spacious open-plan living, excellent parking, an integral garage and a superb west-facing rear garden.

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This is a home that offers space, versatility and practicality in equal measure, making it particularly well suited to modern family life.

From the moment you arrive, the property's generous frontage and large driveway provide excellent off-street parking for several vehicles, while the detached design and larger-than-average plot give the home a real sense of space.

Inside, the accommodation is equally impressive. The open-plan dining area and kitchen create a sociable heart to the ground floor, with the kitchen featuring a stylish Country-style design, Butler sink, Range cooker space and integrated appliances. A separate utility room and ground floor WC add further practicality.

The generous lounge provides a comfortable second reception space, complete with feature fireplace and French doors leading through to the bright conservatory, which enjoys views and access onto the rear garden.

Upstairs, there are three bedrooms, together with a well-appointed family bathroom. Bedroom One benefits from fitted storage, while Bedroom Two offers fitted wardrobes, making the accommodation particularly practical for family living.

A Garden Designed for Enjoyment

The rear garden is a real highlight of the property. West facing and designed with low maintenance in mind, it features paved areas, established planting, raised sleeper borders and an ornamental pond.

To the rear, a raised composite decking area creates the perfect space for outdoor dining and entertaining. The garden also backs onto a local brook, with the low-level boundary giving the garden a lovely open, semi-rural feel, a particularly appealing feature for a centrally positioned Hawkwell home.

Location

Situated centrally within Hawkwell, the property is ideally placed for access to local amenities, schools, parks and transport links, whilst offering the space and privacy expected from a substantial detached family home.

With its generous plot, versatile accommodation, excellent parking, west-facing garden and superb potential for family living, this is a property that

deserves to be viewed to be fully appreciated.

Guide Price £500,000 - £550,000.

Early viewing is strongly recommended.

Ground Floor

Living Room: 5.28m x 3.61m (17'4" x 11'10")

Dining Room: 4.64m x 2.40m (15'3" x 7'10")

Kitchen: 3.59m x 2.76m (11'9" x 9'1")

Conservatory: 4.62m x 2.82m (15'2" x 9'3")

Garage: 5.56m x 3.49m (18'3" x 11'5")

Utility Room: No measurement shown

WC: No measurement shown

First Floor

Bedroom 1: 5.64m x 2.44m (18'6" x 8'0")

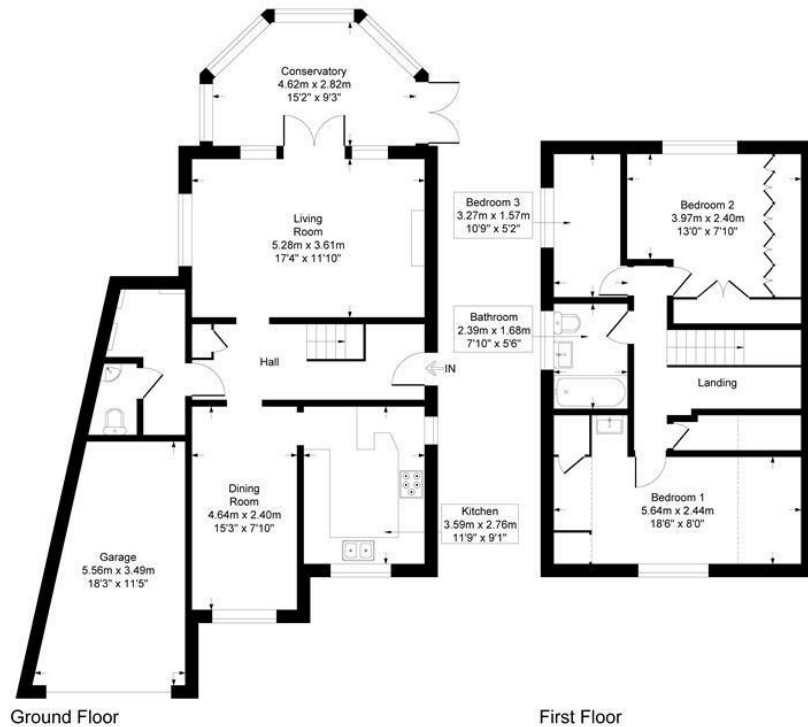
Bedroom 2: 3.97m x 2.40m (13'0" x 7'10")

Bedroom 3: 3.27m x 1.57m (10'9" x 5'2")

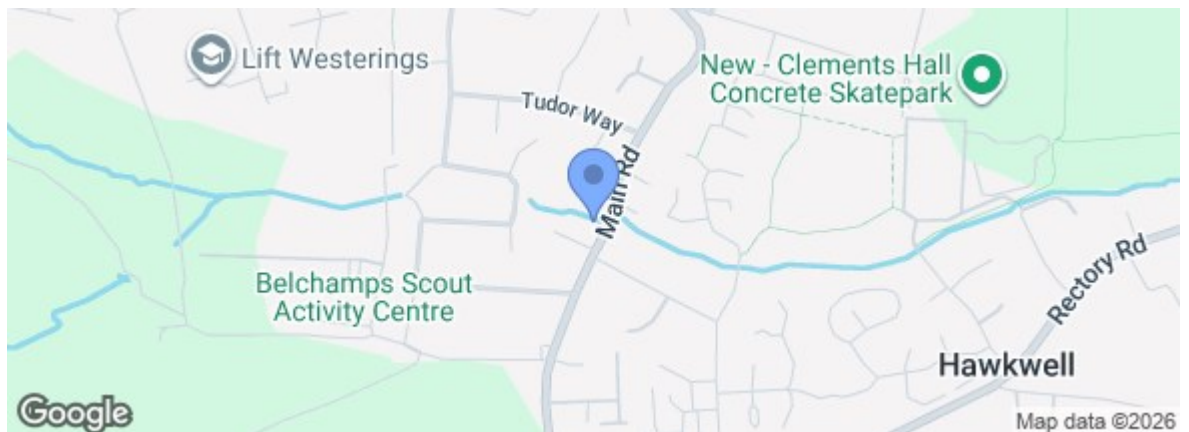
Bathroom: 2.39m x 1.68m (7'10" x 5'6")

137 Main Road Hockley

Approximate Gross Internal Floor Area = 140.4 sq m / 934 sq ft
(Including Garage)
Garage = 15.9 sq m / 171 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.