



\* Guide Price £700,000 - £750,000 \* 'FOREVER HOME' \* IN-AND-OUT DRIVEWAY \* HUGE FLOORPLAN \* LARGE SECLUDED GARDEN \* Nestled on the sought-after Tudor Way in Hawkwell, this impressive detached Tudor-style residence offers over 2,500 square feet of beautifully presented living accommodation. Boasting four generously sized bedrooms, including a spacious Jack and Jill en suite, this exceptional home is perfectly suited to modern family living. The versatile layout is complemented by an array of character features, including a striking original inglenook fireplace, which adds charm and warmth to the property.

The home provides ample space for both relaxation and entertaining, with well-proportioned living areas and excellent flexibility throughout. A games room complete with a bar offers the perfect setting for social gatherings, while a substantial 25ft purpose-built outbuilding incorporating office space provides an ideal solution for those working from home.

Set on an impressive plot measuring approximately 170ft by 50ft, the property enjoys a sweeping in-and-out driveway and a beautifully maintained rear garden extending to around 125ft. This generous outdoor space provides a wonderful environment for family activities, entertaining, and enjoying the outdoors.

Situated in a highly desirable area of Hawkwell, the property benefits from convenient access to a range of local amenities, including reputable schools, shops, and everyday conveniences.

- Beautiful Tudor house
- 125ft Rear garden
- Games room/Bar
- Off street parking
- Close to local amenities
- NO ONWARD CHAIN
- All double bedrooms
- Outbuildings with power used as office space
- Garage
- Utility room

## Tudor Way

Hockley

**£700,000**

Price Guide



# Tudor Way



## Entrance Hall

Feature wooden panelling throughout, obscure double glazed window to the front, wall mounted radiator and wooden flooring throughout.

## Lounge

19'6 x 14'3

Double glazed window, exposed timber beams, feature inglenook fireplace, wooden flooring throughout and access to the conservatory.

## Dining Room

12'1 x 10'5

Double glazed French doors accessing the rear, exposed timber beams and wooden flooring throughout.

## WC

Tiled surrounds, vanity sink unit, wooden flooring throughout and WC.

## Kitchen/Breakfast Room

16'4 x 14'7

Double glazed window to the rear and side aspect, base level units, space for fridge freezer and oven, tiled splashbacks, wall mounted radiator, induction hob, power points, wooden flooring throughout and access to the utility room.

## Utility Room

7'7 x 6'11

Space for white goods and access to large storage cupboard.

## Sitting Room

10'5 x 9'6

Double glazed French doors accessing the rear garden, wooden flooring throughout and door accessing the kitchen.

## Conservatory

15'2 x 11'2

Double glazed window surround, carpeted flooring throughout and French doors accessing the sitting room.

## Bar/ Games Room

17'0 x 8'10

Exposed timber beams, wall mounted radiator, built in bar space, carpeted flooring throughout and access to the rear garden.

## Landing

Carpeted flooring throughout, access to all bedrooms and loft which is a fully boarded room with power and lighting.

## Bedroom One

15'5 x 10'11

Double glazed window, ceiling fan, fitted wardrobe storage, wall mounted radiator, carpeted flooring throughout and access to ensuite WC..

## Bedroom Two

23'2 x 14'3

Double glazed window, ceiling fan, fitted wardrobe storage, air con unit, wall mounted radiator, carpeted flooring throughout and access to ensuite/bathroom.

## Bedroom Three

10'5 x 10'4

Double glazed window, wall mounted radiator, carpeted flooring throughout and fitted wardrobe storage.

## Bedroom Four

10'5 x 10'0

Double glazed window, wall mounted radiator and carpeted flooring throughout.

## Bathroom

14'7 x 11'3

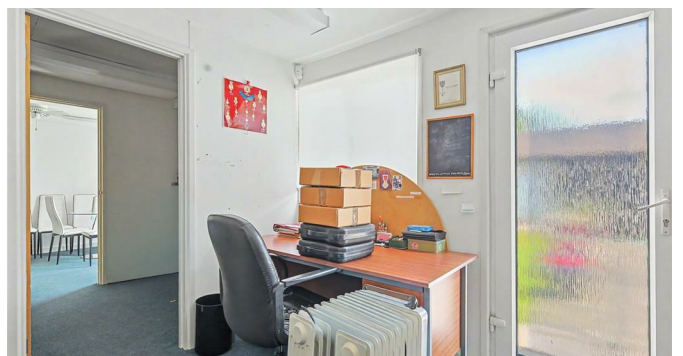
Large bathroom with obscure double glazed windows, bath, walk in shower cubical, twin vanity sink unit, WC, tiled surrounds and flooring.

## Rear Garden

Beautiful 125ft rear garden with greenery surround and access to outbuildings.

## Outbuilding

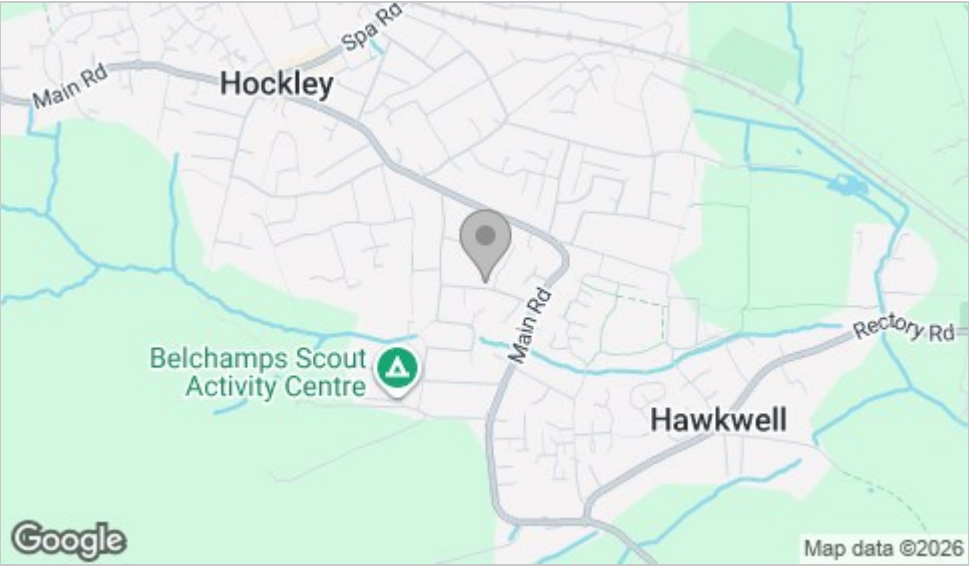
Office space, separated into three different rooms.



# 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.

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# Energy Efficiency Graph

