



\*Guide Price £525,000 - £550,000\*

Bear Estate Agents are delighted to present this beautifully modernised three-bedroom detached family home, offering stylish and comfortable living in a highly desirable setting.

Boasting a spacious lounge perfect for both relaxing and entertaining, the property further benefits from a contemporary kitchen complete with modern finishes and underfloor heating, alongside a convenient downstairs WC. Throughout the home, triple glazed windows (with the exception of the sliding doors in the lounge) enhance energy efficiency and comfort, while the interiors have been thoughtfully upgraded to a high standard. Upstairs, three generously sized bedrooms provide ample accommodation, complemented by a sleek family bathroom also featuring underfloor heating.

Externally, the property continues to impress with a large south-facing garden, ideal for outdoor enjoyment and entertaining, as well as side access and off-street parking for added practicality.

Situated within easy reach of local amenities, schools and transport links, this fantastic home combines modern design, generous space and everyday convenience.

- Detached House
- South Facing Rear Garden
- Triple Glazed Windows Throughout
- Off Street Parking
- Heated Flooring Throughout Kitchen And Bathroom
- Modernised Throughout

## Orchard Avenue

Hockley

**£525,000**

Guide Price



# Orchard Avenue



## Hallway

Door with obscured window to side. Wall mounted light fitting, wall mounted radiator, alarm system, under stairs storage cupboard and Karndean flooring throughout.

## Downstairs WC

Ceiling mounted light fitting, obscured window to side, wall mounted radiator, wash hand basin and low-level WC. Splashback tiles, wash hand basin and tiled floor flooring.

## Dining Room

8'0 x 14'2

Ceiling mounted light fitting, large double window to front, wall mounted radiator and carpeted.

## Lounge

11'7 x 15'11

Ceiling mounted light fitting, wall mounted radiator, sliding doors to rear garden, lighting in media wall with recessed storage and carpeted throughout.

## Kitchen

7'10 x 21'4

Spotlights, UPVC door with window centre and Windows to side, double window to rear, wall mounted radiator and underfloor heated tiles throughout. Range of wall and floor mounted units including recessed sink and drainer, fitted breakfast bar, integrated Neff double oven with separate induction hob and extractor fan overhead, integrated dishwasher, integrated fridge, integrated freezer and integrated washer/dryer.

## Landing

Two ceiling mounted light fittings, double window to side, window to front, wall mounted radiator, loft hatch and carpeted throughout.

## Bedroom One

12'6 x 10'6

Spotlights, wall mounted radiator large double window to front, fitted wardrobes and carpeted throughout.

## Bedroom Two

12'7 x 11'7

Spotlights, double window to rear, wall mounted radiator, fitted wardrobes and carpeted throughout.

## Bedroom Three

9'6 x 8'0

Spotlights, window to rear, wall mounted radiator and wooden effect flooring.

## Bathroom

11'8 x 5'5

Spotlights, two obscured windows to side, heated towel rail, fitted bath unit, walk-in shower unit, wash hand basin, low-level WC, tiled walls and tiled underfloor heating throughout.

## Rear Garden

Accessed via sliding doors in living room and door in kitchen. Additional access via side gate. Raised slab patio area with feature wall then leads down to lawn area. Natural borders with mature shrubs and trees to either side, with concrete base and wooden shed.

## Frontage

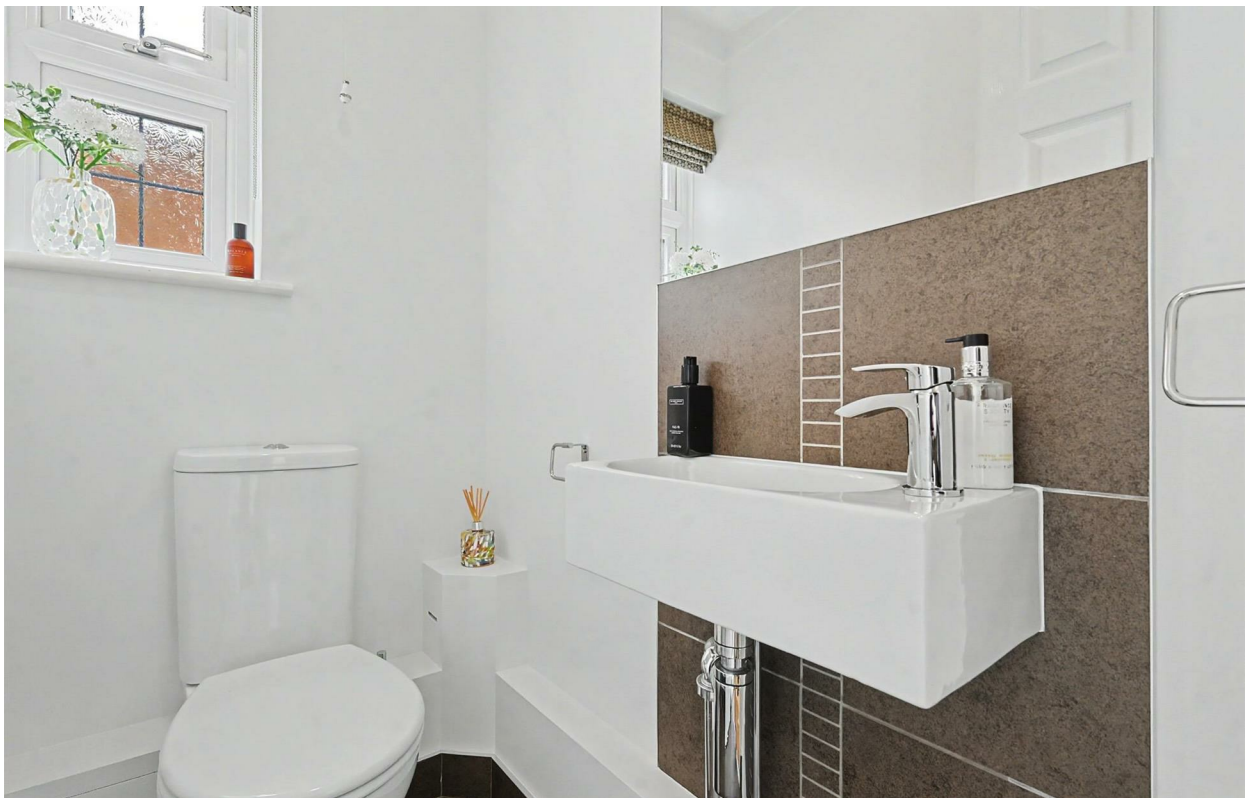
Block paved driveway with plant borders to either side. Space for multiple vehicles.

## 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

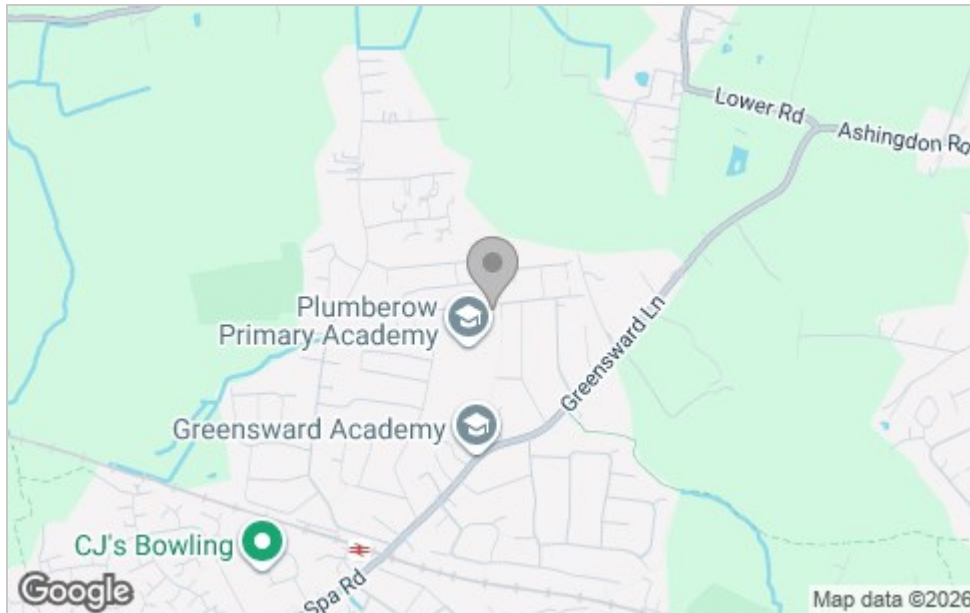
Council Tax Band - D



# 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

