

# bear

*Estate Agents*



Bear Estate Agents are delighted to present this beautifully modernised four-bedroom detached bungalow, offering stylish and contemporary living in a highly desirable location in Hockley. Set on a generous plot, the property combines practical family accommodation with modern design and high-quality finishes throughout.

At the heart of the home is a fully modernised kitchen with an adjoining utility room and a handy pantry, creating a functional and sociable space for everyday living. The property features spacious double bedrooms, with two of them benefitting from walk-in wardrobes and the master bedroom offering a luxurious ensuite. Sliding doors from the living areas lead directly onto a patio, providing seamless indoor-outdoor living and a perfect space for entertaining.

Externally, the home sits on a substantial west facing plot, offering ample garden space and the potential to personalise the outdoor areas. Combining generous accommodation, contemporary interiors, and a prime Hockley location, this bungalow represents a fantastic opportunity to acquire a modern, high-specification family home.

- Detached Four Bedroom Bungalow
- Side Access
- Utility Room
- Large Rear Garden
- Walk In Pantry
- Off Street Parking
- Fully Modernised Kitchen
- All Double Bedrooms
- Walk In Wardrobe To Bedrooms One And Two
- West Facing Rear Garden

## Murrels Lane

Hockley

**£800,000**

Offers Over



# Murrels Lane



## Entrance Hall

33'11 x 5'8

Composite door with obscured window surround to front. Two ceiling mounted light fittings, or mounted radiator, feature decorative wooden panelling and panelled fitted storage cupboard. Access to additional hallway, bedrooms one & two, WC, utility room and then leads to open plan kitchen to rear.

## Kitchen Diner

22'5 x 11'6

Spotlights with feature hanging lights over island and under counter lighting, French doors to rear garden, fitted floating storage unit and tiled flooring throughout. Range of wall and floor mounted units including integrated NEFF triple oven, integrated fridge, integrated freezer, integrated dishwasher, induction hob with downdraught extractor fan, recessed sink and dryer. Breakfast bar to end of kitchen island.

## Dining Area

11'1 x 16'0

Spotlights and ceiling mounted light fitting, French doors to rear garden with additional window, electric log burner with decorative fireplace around, wooden flooring throughout and leads to lounge area.

## Kitchen Area

15'10 x 17'11

Spotlights with feature hanging lights over island and under counter lighting, French doors to rear garden, fitted floating storage unit and tiled flooring throughout. Range of wall and floor mounted units including integrated NEFF triple oven, integrated fridge, integrated freezer, integrated dishwasher, induction hob with downdraught extractor fan, recessed sink and dryer. Breakfast bar to end of kitchen island.

## Utility Room

9'7 x 6'3

Two ceiling mounted light fittings, UPVC door with obscured window centre to side, wall mounted radiator, wall and floor mounted units including integrated sink and dryer with space for washing machine and tumble dryer.

## Lounge Area

14'10 x 11'7

Spotlights and feature ceiling mounted light fitting, window to side, wall mounted radiator and wooden effect flooring throughout.

## Bedroom One

12'1 x 11'5

Ceiling mounted light fitting with fan, double sash window to front, wall mounted radiator, carpeted throughout and access to walk-in wardrobe and ensuite.

## Walk In Wardrobe

5'3 x 6'7

Spotlights, hanging rails, carpet throughout and leads onto ensuite.

## Ensuite

5'10 x 9'5

Spotlights, obscured double window to side, heated towel rail, tiled walls, tiled floor, walking double shower unit, underfloor heating throughout, separate bath, wash hand basin and low-level WC.

## Bedroom Two

9'10 x 11'9

Ceiling mounted light fitting, double sash window to front, wall mounted radiator, wooden effect flooring and Walk wardrobe.

## Walk In Wardrobe

2'6 x 11'1

Two spotlights, hanging rails and carpeted throughout.

## Downstairs WC

4'10 x 3'1

Ceiling mounted light fitting, fitted wash hand basin unit, high-level WC and tiled flooring.

## Larder Cupboard

4'7 x 6'6

Spotlights with under counter lighting, fitted open storage, floor mounted unit with recessed sink and hot tap and tiled throughout.

## Additional hallway

16'6 x 4'1

Leads from main hallway. Access to bathroom & bedroom three and four. Spotlights, fitted to storage cupboards & recessed seating area and tiled floor throughout.

## Bedroom Three

13'0 x 12'9

Spotlights, double sash window to front, wall mounted radiator and carpeted throughout.

## Bedroom Four

12'9 x 5'2

Spotlights, window to rear, fitted wardrobe and carpeted throughout.

## Bathroom

9'4 x 7'0

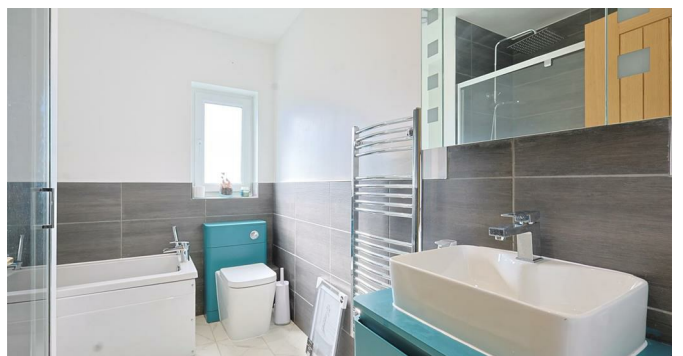
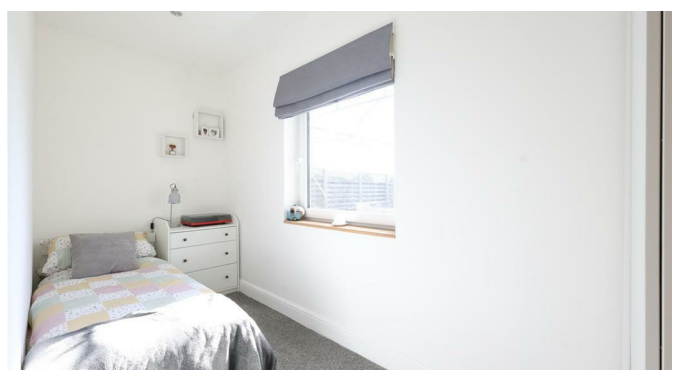
Spotlights, obscured window to side, heated towel rail, Walk in the shower unit, separate bath, low-level WC, underfloor heating throughout, wash hand basin with storage, part tiled walls and tiled flooring.

## Rear Garden

Accessed via French doors in kitchen area dining area and utility room. Patio area with pergola then leads to wraparound decking area to side. Steps then lead to shingle area with centre laid to lawn. Plant border area to side with view of farmland to rear.

## Frontage

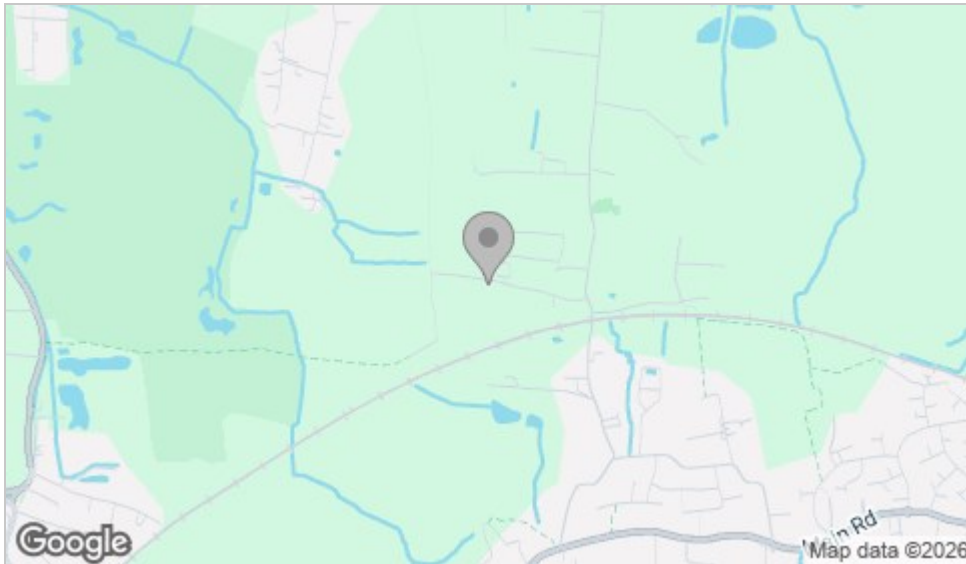
Block paved driveway to front with parking for circa eight vehicles. Access to rear garden via side gate.



# 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

