



Folly Lane | | Hockley | SS5 4SR

Guide Price £525,000

bear
Estate Agents

* GUIDE PRICE £525,000 - £550,000 * LARGE REAR EXTENSION * OUTBUILDING * GARAGE * UTILITY ROOM * OFF-STREET PARKING * FULLY MODERNISED THROUGHOUT

* Bear Estate Agents are delighted to bring to the market this beautifully modernised three-bedroom semi-detached bungalow, situated in the popular area of Hockley. Offering spacious and versatile accommodation throughout, the property is perfectly suited to modern family living and comprises three well-proportioned bedrooms.

The home provides ample space for relaxation and entertaining, with a generous lounge and a spacious contemporary kitchen fitted with a range of modern appliances. A separate utility room with a WC adds further practicality, while the property has been fully modernised throughout to create a stylish and welcoming home.

Outside, the property benefits from a generously sized rear garden and a garage. A substantial outbuilding, complete with a dedicated bar area and currently arranged as a games room, provides an excellent additional space for entertaining and recreation.

Conveniently located close to a range of local shops, amenities and everyday conveniences, the property is also just a short drive from Hockley Station, offering excellent transport connections.

- Beautiful semi detached bungalow
- Stunning outbuilding with power and lighting
- Three bedrooms
- Utility room
- Off street parking
- Fully modernised throughout
- Garage
- Fully modernised kitchen
- Side access
- Spacious rear garden

Hallway

Composite door with the skewed, window centre to side. Spotlights, loft hatch, integrated storage cupboard and wooden flooring throughout. Access to all bedrooms, utility room and bathroom. Further leading to living and kitchen area.

Living/dining area

20'9 x 12'8 (6.32m x 3.86m)
Spotlights, vertical wall mounted radiator, triple track sliding doors to rear garden and wooden flooring throughout.





Kitchen Area

Spotlights, vertical wall mounted radiator and wooden flooring throughout. Range of wall and floor mounted units including recessed sink, integrated double oven with induction hob and extractor fan overhead and integrated dishwasher. Space for American style fridge/freezer.

Utility Room

6'9 x 5'1 (2.06m x 1.55m)
Spotlights, obscured window to side, wall mounted unit, low-level WC and wooden flooring throughout.

Bedroom One

11'11 x 11'5 (3.63m x 3.48m)
Spotlights, double window to front, wall mounted radiator, fitted wardrobes to one corner and carpeted throughout.

Bedroom Two

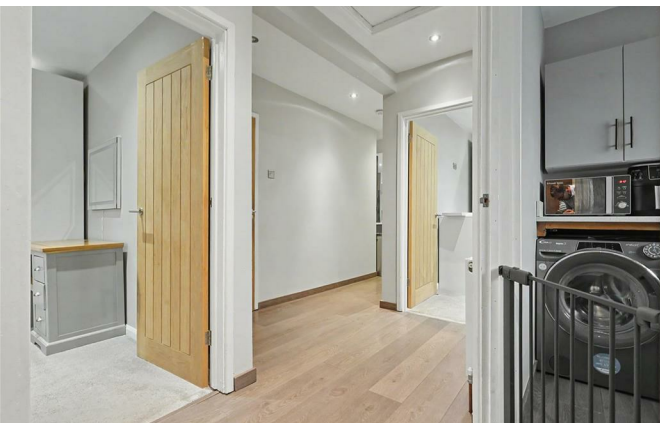
10'10 x 9'4 (3.30m x 2.84m)
Spotlights, double window to front, wall mounted radiator and carpeted throughout.

Bedroom Three

10'6 x 9'4 (3.20m x 2.84m)
Spotlights, window to side, wall mounted radiator and carpeted throughout.

Bathroom

10'2 x 7'2 (3.10m x 2.18m)
Spotlights, heated towel rail, wash hand basin with floating storage, low-level WC, walk-in rainfall shower, freestanding bath, tiled walls and tiled flooring throughout.



Games Room

15'10 x 12'0 (4.83m x 3.66m)

Spotlights, triple track sliding door doors to front, two electric wall mounted heaters, fitted bar area, feature panelled wall and wooden flooring throughout.

Office Area

12'4 x 8'11 (3.76m x 2.72m)

Spotlights, composite door with window centre and additional window to front, electric wall mounted heater and wooden flooring throughout.

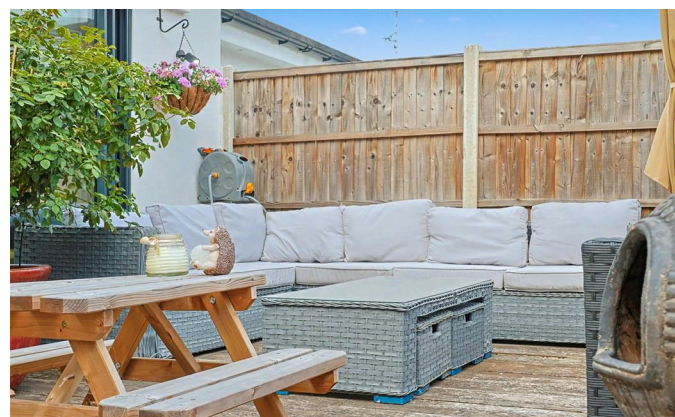
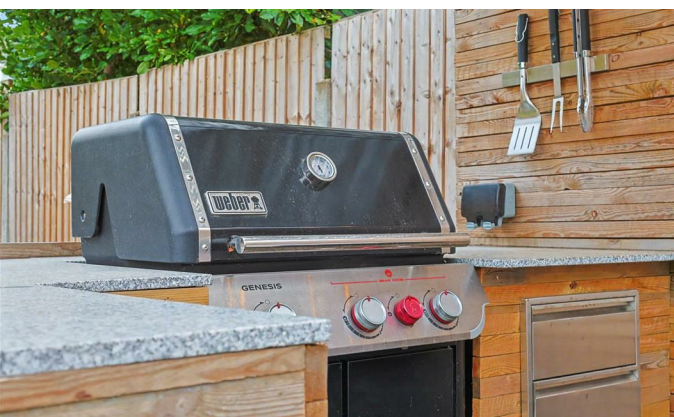
Garden

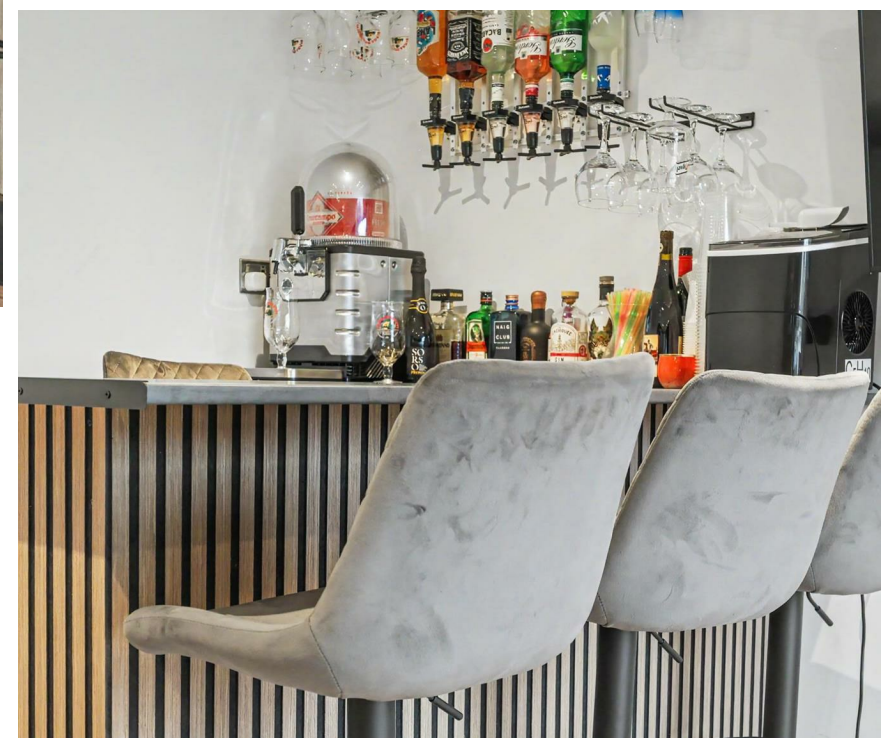
Access via triple track sliding doors in living area. Wooden decking area further leads to additional raised decking area outdoor kitchen and pergola. Remainder lawn with plant boards either side further leading to outbuilding to rear. Mature trees and shrubs either side.

Garage

Electric roller door to front with further access via door in rear garden. Concrete based fitted with lighting and power.

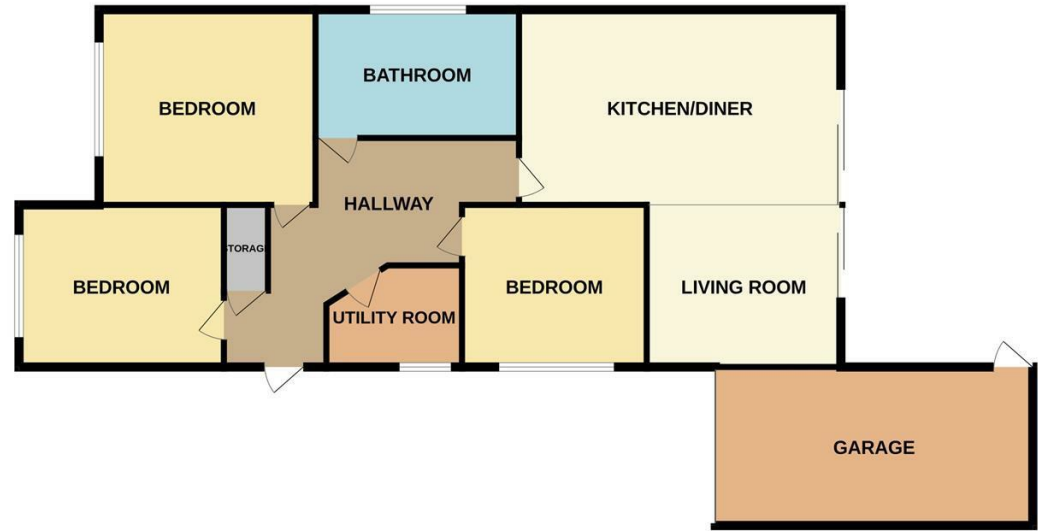




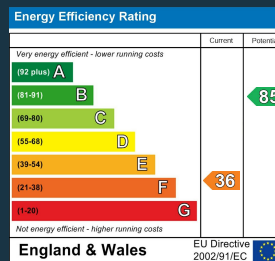




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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