

Barnwell Drive, Hockley SS5 4UA



£325,000

Situated on the popular Betts Farm development is this extended, three bedroom semi-detached house benefiting from having two storey side extension giving the property a garage to the ground floor and master bedroom with en suite to the first floor, ground floor extension to the rear providing open plan kitchen/breakfast room and a secluded rear garden. Within close walking distance to all amenities.

EPC Rating: D. Our Ref 17460



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Entrance via double glazed entrance door to

ENTRANCE PORCH

Door to

LOUNGE 14' 1" x 12' 8" (4.29m x 3.86m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs storage. Coving to plastered ceiling. Radiator. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 14' 4" x 12' 8" (4.37m x 3.86m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Comprehensive range of modern high gloss base and eye level units. Complimentary work surfaces. Tiled splash backs. Integrated electric oven. Inset Induction hob with extractor hood over. Integrated fridge/freezer. Integrated dish washer. Integrated washing machine. Tiled effect flooring. Plastered ceiling. Inset spot lights. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to

BEDROOM ONE 18' 6" max x 10' 4" max (5.64m x 3.15m) Double glazed window to the front aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator. Door to



EN SUITE

Obscure double glazed window to the rear aspect. Low level WC. Pedestal wash hand basin. Double walk-in shower cubicle with thermostatic shower. Plastered ceiling. Inset spot lights. Radiator.



BATHROOM

Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled floor. Part tiled walls. Radiator.



BEDROOM TWO 12' 8" x 7' (3.86m x 2.13m)

Double glazed window to the front aspect. Storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM THREE 12' 8" x 6' 11" (3.86m x 2.11m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.

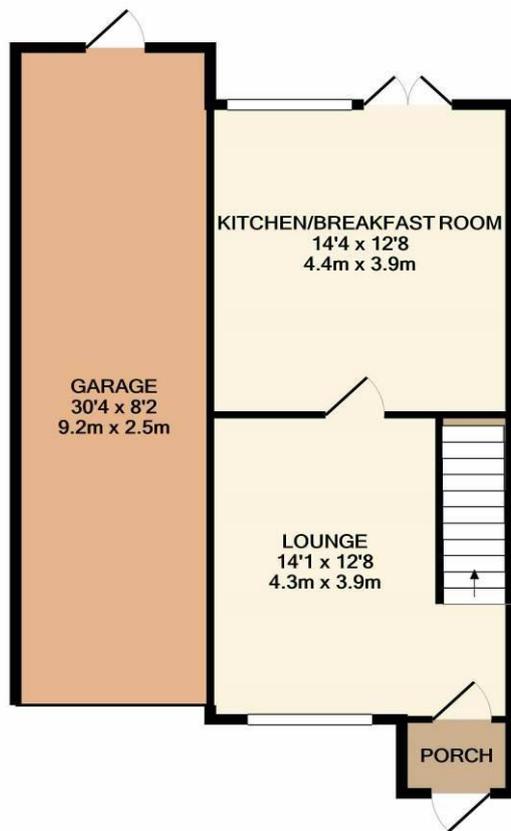


EXTERIOR

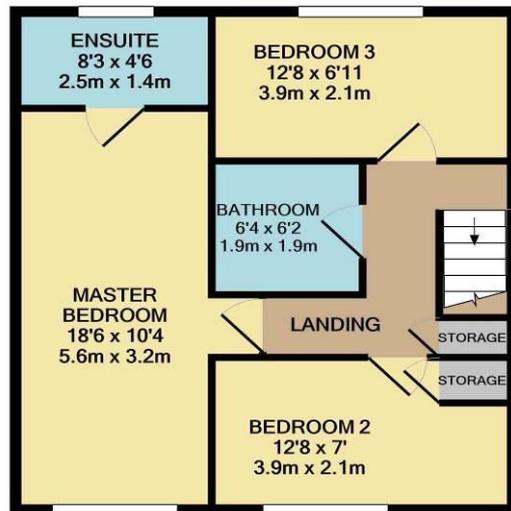
The **SECLUDED REAR GARDEN** commences with paved patio leading to laid lawn. Flowers and shrubs to borders. Fencing to boundaries. Gate providing access to the front.



The **FRONT** has off-street parking leading to **GARAGE** with up and over door, power and light, personal door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1101 SQ.FT. (102.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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